



**GENERAL INFORMATION**

**Tenure**  
Freehold

**Services**  
All mains services are connected to the property.

**Outgoings**  
Council tax band 'E'

**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

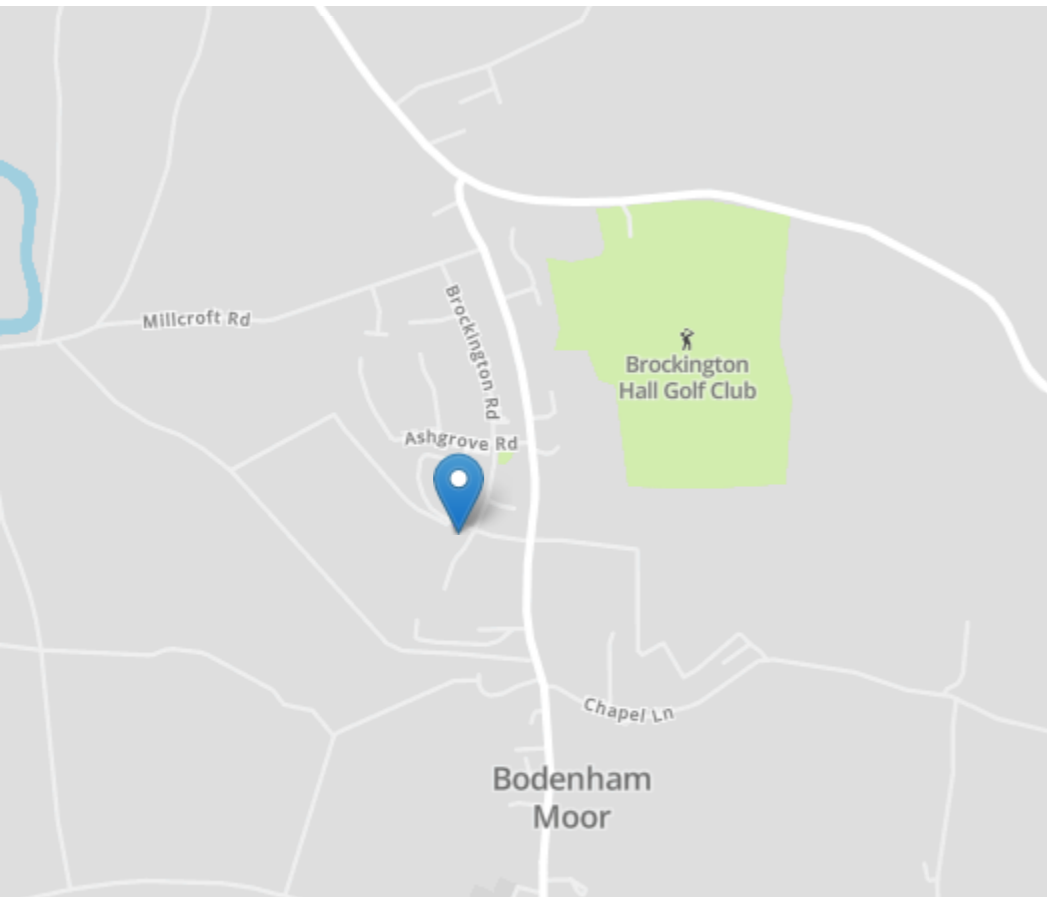
44 Brockington Road  
Bodenham Hereford HR1 3LR

**£459,950**



**DIRECTIONS**

From Hereford City proceed northeast onto A465 Aylestone Hill, at the roundabout take the second exit towards Sutton St Nicholas for approximately 6 miles and after entering Bodenham turn left onto Ash Grove Road, turn left onto Brockington Road, and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //identify.below.whizzing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		79
(39-54)	<b>E</b>	66	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



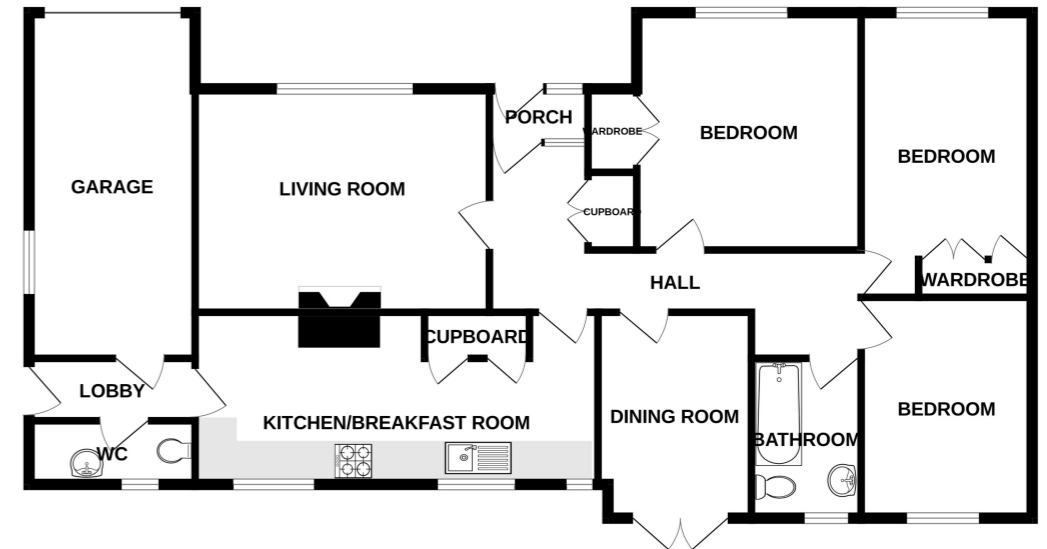
- Detached 3 bedroomed bungalow • Stunning views and beautiful gardens • Single garage with off road parking. • Multiple Reception Rooms • Sought After Location

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
1214 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.  
Made with Metropix ©2024

## OVERVIEW

This delightful three bedroom detached bungalow offers an incoming purchaser an ideal active retirement home and comprises, lounge, dining room, kitchen/breakfast room, three bedrooms, double glazing, gas central heating and the most stunning formal gardens which have been lovingly cared for, garage, workshop, ample parking and glorious views across beautiful Herefordshire countryside. Brockington Road is situated in the popular village of Bodenham which has excellent amenities to include public house, primary school, general stores, church, village hall, doctors surgery and is a thriving community. The market town of Leominster is to the north and south is the City of Hereford.

In more detail the property comprises:

Double glazed door with integral obscure glass leads to:

### Entrance Porch

Having double glazed windows to the front elevation, ceiling light point, and lino flooring.

Door to:

### Entrance Hall

Having single glazed internal windows, carpet flooring, three ceiling light points, Hive thermostat, telephone point, power points, large storage cupboard, radiator, and loft hatch.

Door to:

### Lounge

5.0m x 3.5m (16' 5" x 11' 6")

Having carpet flooring continued from the hall, radiator, two ceiling light points and dimmer switch, double glazed window to the front elevation, TV and telephone point, and fireplace with an electric fire.

From the entrance hall door leads to:

### Kitchen/Breakfast Room

2.8m x 6.5m (9' 2" x 21' 4")

Having fitted kitchen with wall and base units, space and plumbing for washing machine, Karron Phoenix stainless

steel single bowl sink, drainer and mixer tap over, Candy electric hob with cooker hood over, New Home double electric oven under, roll top working surfaces, tiled surround, three double glazed windows to the rear elevation, radiator, lino flooring, TV point, ceiling light points, and two storage cupboards/pantry spaces with one being used as a airing cupboard with a radiator.

Door to:

### Inner hallway

Having ceiling light point, lino flooring, radiator, personal door to garage and door with obscured glass to outside garden.

Door to:

### Cloakroom

Having radiator, ceiling light point, low level WC, wash hand basin, separate fitted vanity space, Worcester combi boiler with digital display, fitted approximately 2020, tiled walls and window to the rear elevation.

From the hall door leads to:

### Dining Room

3.5m x 3.27m (11' 6" x 10' 9")

Having carpet flooring continued from the entrance hall, ceiling light point, internal window with outlook into the hallway, radiator, and double glazed french doors opening out onto the rear elevation, patio area and south westerly facing views.

From the entrance hall door leads to:

### Bedroom 1

3.6m x 3.82m (11' 10" x 12' 6")

Having carpet flooring, ceiling light point, TV, telephone point, double glazed window to front elevation, radiator and built-in wardrobes.

### Bedroom 2

2.72m x 4.5m (8' 11" x 14' 9")

Having carpet flooring, ceiling light point, radiator, fitted wardrobes, and double glazed window to the front elevation.

### Bedroom 3

2.7m x 3.48m (8' 10" x 11' 5") Currently being used as a dining room.

Having carpet flooring, ceiling light point, TV, telephone point, radiator and double glazed window to the rear.

### Bathroom

Having tiled floor, two ceiling light points, tiled walls, low level WC, wash hand basin with mixer tap over, wall mounted vanity space with mirror, radiator, bath with mixer tap, electric shower unit over and foldable glass screen and double glazed window with obscured glass to the rear elevation.

### OUTSIDE

The gardens to this property form a stunning feature, and is approached to the front over a gravelled driveway and beyond here it is tiered upwards to another further stone area. This pleasant front garden has an array of flowers, shrubs and lawn that would be delight to any incoming purchaser which has been lovingly maintained, and has a fenced boundary, a selection of trees and from here a lawned area and a path that leads to the front porch. A stone side access leads around to the rear garden and at the side by the garage there are the gas and electricity meters, from here a timber gate leads to the rear garden where the garden is also a stunning feature to an avid gardener. There are two outside taps and a large patio entertaining area that is accessed from the dining area and stretches across the rear of the property, and the boundary is formed by brick walling, and from here there is a large lawn with raised flower beds dispersed with flowers, trees and a further patio area, which is all immaculately maintained and views across the open Herefordshire countryside. To one side of the garden is a brick built workshop and a lean-to storage area.

### Garage

5.53m x 2.6m (18' 2" x 8' 6")

Having an electric rolling door to the front, two ceiling light

points, concrete floor, power, lighting, consumer unit/fuse board, and single glazed window to the side elevation.

### Brick Built Workshop

5.5m x 4.0m (18' 1" x 13' 1")

Having concrete floor, fitted base units with working surface, power and light, glazed window to the side elevation giving further potential for an office area.

### Garden Store/Shed

Having power, lighting, concrete floor, and double glazed door.



## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

## At a glance...

- Lounge 5.0m x 3.5m (16' 5" x 11' 6")
- Kitchen/Breakfast Room 2.8m x 6.5m (9' 2" x 21' 4")
- Dining Room 3.5m x 3.27m (11' 6" x 10' 9")
- Bedroom 1. 3.6m x 3.82m (11' 10" x 12' 6")
- Bedroom 2. 2.72m x 4.5m (8' 11" x 14' 9")
- Bedroom 3. 2.7m x 3.48m (8' 10" x 11' 5")
- Garage 5.53m x 2.6m (18' 2" x 8' 6")
- Brick Built Workshop 5.5m x 4.0m (18' 1" x 13' 1")

## And there's more...

- Manicured Gardens
- Ideal Active Retirement Property
- Well serviced village location