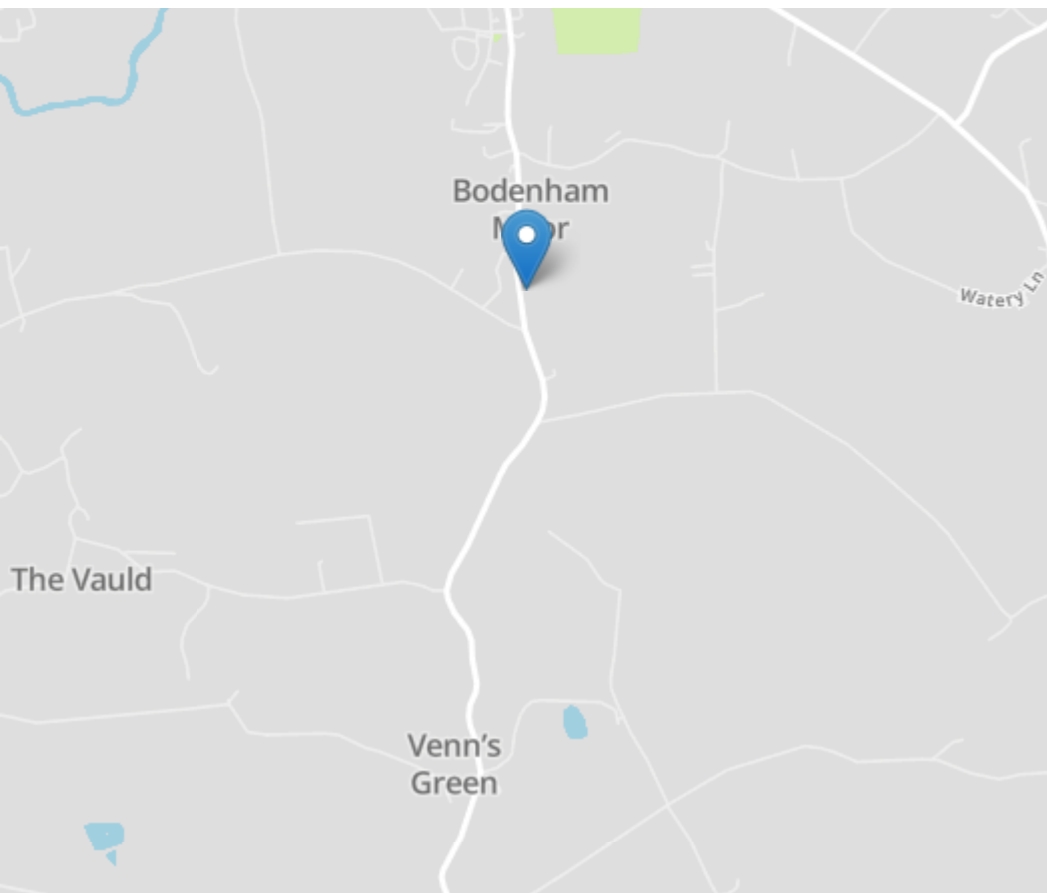




DIRECTIONS

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, the property can be found on the right hand side as indicated by The Agents For Sale board. For those who use 'What3words'///duet.maternal.certainly



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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.

Hanbury House,
Bodenham Hereford HR1 3HS

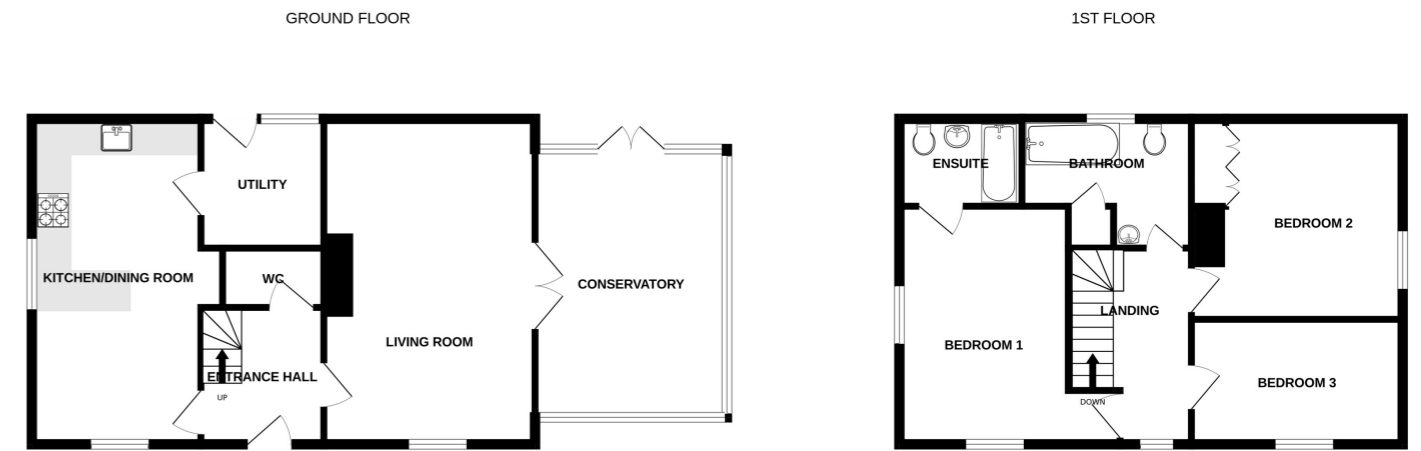
£385,000



• Cloakroom • Utility room • En-suite bathroom to master bedroom • Conservatory

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2024

OVERVIEW

This immaculate, charming 3 bed detached red brick house comprises; cloakroom, lounge, farmhouse style kitchen/dining, utility, conservatory, master bedroom with en-suite bathroom, 2 further bedrooms, family bathroom, delightful patio, gardens, and off road parking

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:

From the front elevation hardwood front door leads to:

Entrance Hall

Having tiled floor, under stairs store cupboard, and coved ceiling.

Door to:

Cloakroom

Having low flush WC, wash hand basin, tiled floor, partial panelled walling.

Lounge

5.66m x 3.68m (18' 7" x 12' 1")

A very impressive room with feature fireplace, wood burning stove, hearth and mantle over, radiator, coving to ceiling, carpet, and double glazed window to front aspect.

Double glazed double doors to

Conservatory

4.68m x 3.33m (15' 4" x 10' 11")

Of brick and uPVC construction, window opening vents, carpet and power points

Kitchen/Dining Room

2.95m x 5.66m (9' 8" x 18' 7")

Kitchen Area:

With a range of wall and base units, solid wood working surfaces with tiled splashback, breakfast bar, butler style sink with pot washer style mixer tap over, integrated dishwasher, Rangemaster classic delux (space for range style cooker) with splashback and cooker hood over, tiled floor recessed spotlighting, recess ideal for fridge/freezer, double glazed side window, wall mounted gas central heating boiler.

Dining area:

Having tiled floor, radiator, coving to ceiling, double glazed window with pleasant outlook to the front aspect, and door to reception hall.

Door to:

Utility

2.13m x 2.24m (7' 0" x 7' 4")

Having sink with mixer tap over, solid wood working surface, cupboards below, space and plumbing for washing machine, pantry style cupboard, with shelving, tiled floor, coving to ceiling, double glazed window to the rear and door to the rear.

From the entrance hall stairs lead to:

FIRST FLOOR

Landing

With fitted carpet, radiator, access hatch to loft space,

double glazed window to the front aspect with pleasant outlook.

Door to:

Master Bedroom 1

4.17m x 2.97m (13' 8" x 9' 9")

Having fitted carpet, coving to ceiling, radiator, double glazed window to the front and side aspect with pleasant views.

Door to

En-Suite Shower Room

Suite comprising, double shower cubicle with glazed sliding door, wash hand basin, low flush WC, partially tiled wall surround, coving to ceiling, extractor and ladder style towel rail/radiator.

Bedroom 2

3.51m x 3.68m (11' 6" x 12' 1")

With fitted carpet, radiator, coving to ceiling, and double glazed window to the front aspect.

Bedroom 3

3.68m x 2.06m (12' 1" x 6' 9")

With fitted carpet, radiator, coving to ceiling, and double glazed window to the front aspect.

Family Bathroom

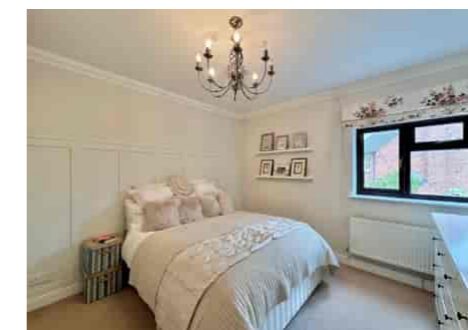
Having the benefit of under floor heating and comprising panelled bath with hand held shower over, glazed screen, low flush WC, pedestal wash hand basin, tiled floor, double glazed window, extractor fan, ladder style towel rail/radiator, built-in airing cupboard with shelving.

OUTSIDE

At the front, the garden is attractively laid to lawn with fencing and hedging maintaining a private boundary of the property. There's a paved pathway which leads to the front entrance and from here continues around the side to the rear, where its mainly laid to lawn and beyond here a large paved patio area for outdoor entertaining, and in all, it is enclosed by high fencing and mature trees. There are double gates which open onto an extensive driveway providing ample off road parking which in turn leads to the single garage.

Single Garage

With up and over door, power and light



At a glance...

- Kitchen/dining room 2.95m x 5.66m (9' 8" x 18' 7")
- Utility Room 2.13m x 2.24m (7' 0" x 7' 4")
- Lounge 5.66m x 3.68m (18' 7" x 12' 1")
- Conservatory 4.68m x 3.33m (15' 4" x 10' 11")
- Master Bedroom 1. 4.17m x 2.97m (13' 8" x 9' 9")
- Bedroom 2. 3.51m x 3.68m (11' 6" x 12' 1")
- Bedroom 3. 3.68m x 2.06m (12' 1" x 6' 9")

And there's more...

- Popular village location
- Local amenities
- Immaculate order throughout

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.