

Ashford House, Flat 3, 24 Bodenham Road  
Hereford HR1 2TS

**£145,000**



• Walking distance from City centre • 1 bedroom apartment • Allocated Off Road Parking Space • Communal gardens



## OVERVIEW

Positioned less than a mile from the City centre this one bedroom ground floor apartment which is one of eight apartments, was built approximately twenty years ago as an addition to the original property.

Comprising, lounge/dining room, kitchen, bedroom with bathroom off, communal gardens, allocated parking and parking for visitors.

Situated in an excellent residential location in one of Hereford City's tree lined conservation areas, and being well placed for access to the railway station, hospital, colleges, city amenities and parkland for those who enjoy the outdoors, this property is ideal for investment, retirement or first time buyer.

In more detail the property comprises:

Steps lead up to a double glazed door at the side elevation leading to:

### Entrance Hall

With integral obscured glass windows either side the double glazed front door, carpet flooring, ceiling light point, radiator, power points, telephone point, and storage/airing cupboard with radiator, and consumer unit.

### Bedroom 1

4.5m x 4.8m (14' 9" x 15' 9")

Having carpet flooring, two radiators, ceiling light point with dimmer switch, power points, telephone point, TV point, and two double glazed widows to either side aspects.

Leading off the bedroom is:

### Bathroom

A good size room, with tiled floor, partly tiled walls, wash hand basin with mixer tap over and wall mounted LED lights above, shaver point, spot lights, low level WC, extractor fan, bath with mixer taps and shower attachment, chrome towel radiator and wall light.

### Lounge/Dining Room

4.2m x 4.5m (13' 9" x 14' 9")

With carpet flooring continued from the entrance hall, multiple ceiling light points with dimmer switches, part vaulted ceiling, two radiators, TV and telephone points, double glazed window to the side elevation, and double glazed french doors to the rear elevation opening onto communal gardens.

Opening through to:

### Kitchen

2.5m x 2.2m (8' 2" x 7' 3")

With a fitted kitchen comprising soft close wall, drawers and base units, electric hob, cooker hood over, electric oven below, stainless steel single bowl sink and drainer, space and plumbing for washing machine, space for fridge, space for freezer, roll top working surfaces over, feature lighting LED spot lights over sink and drainer, and wealth of power points.

### OUTSIDE

There is one allocated parking space with this apartment and visitors parking. The gardens are communal.

### CHARGES

Ground Rent £100. PA

Annual Service Charge: £1200 PA to include building maintenance, ground maintenance, insurance and window cleaning on all communal areas.

## GENERAL INFORMATION

### Tenure

Leasehold

### Services

Mains electricity, gas and water are connected to the property. Private drainage.

### Outgoings

Council tax band 'B'

### 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

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[www.stookehillandwalshe.co.uk](http://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

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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