

FOR
SALE



3 Millcroft Road, Bodenham, Hereford HR1 3LX

£325,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful position in a highly sought after village location, a spacious 4 bedroom extended detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, annexe accommodation, south facing rear garden, off road parking and we strongly recommend an internal inspection.

The whole is more particularly described as follows

POINTS OF INTEREST

- *Peaceful position*
- *Sought after village location*
- *Detached House with Annexe*
- *Off road parking*
- *South facing rear garden*
- *Ideal family home*



ROOM DESCRIPTIONS

Entrance Porch

With windows to the front and side and door leading to the

Entrance Hall

With radiator, window to the front, staircase to the first floor, door to the kitchen and a door to the

Living/Dining Room

With fitted carpet, radiator, windows to the front and rear, coal effect gas fire, recessed shelving and door to the annexe.

Kitchen

With tiled flooring, a window to the rear, a range of wall and base cupboards with granite effect work surfaces, space for a dishwasher and cooker, sink and drainer unit and a useful pantry store with shelving and door to the

Utility Room

With window to the rear, a range of fitted wall and base units with work surfaces, space and plumbing for a washing machine, wall mounted Worcester boiler, partially glazed door to the rear garden and a personal access door to the

Garage

With up and over door, power and lighting.

Annexe

Annexe Hall

With carpet and door to the study/dressing room and door into the

Annexe Sitting Room

With fitted carpet, electric storage heater, window to the rear and double glazed sliding patio doors to the rear garden.

Annexe Shower Room

With tiled floor, window to the side, shower cubicle with electric shower, WC and a wash hand basin.

Annexe Study/Dressing Room

With fitted carpet, Velux roof window and a door leading to the

Annexe Bedroom/Bedroom 4

With fitted carpet, electric storage heater and window to the front.

First Floor Landing

With fitted carpet, window to the side and a built in double storage cupboard and doors to

Bedroom 1

With fitted carpet, radiator, window to the front and a range of built in wardrobes.

Bedroom 2

With fitted carpet, radiator and windows to the front and side.

Bedroom 3

With fitted carpet, radiator, window to the front, and built in storage cupboard.

Shower Room

With tiled flooring, shower cubicle with mixer shower, wash hand basin, radiator, window to the rear and separate WC.

Outside

The front of the property is mainly laid to lawn interspersed with ornamental shrubs with a large brick paved driveway with space for 2 - 3 vehicles.

To the rear is a south facing garden with a patio area, lawn, a range of trees and shrubs all enclosed by hedging for privacy plus a timber garden shed.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band D - £2,404 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north from Hereford city centre on the A465 along Aylestone Hill going straight ahead over the roundabout, go through the village of Sutton St Nicholas until you reach Bodenham. Continue through the village and take the left turn onto Millcroft Road just before the England's Gate Inn and the property will be located on your left hand side.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

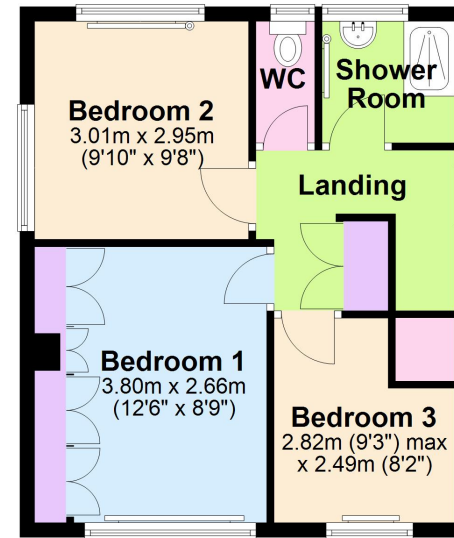
Ground Floor

Approx. 90.9 sq. metres (978.9 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 130.9 sq. metres (1409.2 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		56	70
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	