

FOR
SALE



Cobweb Cottage, Bodenham, Hereford HR1 3HT

£445,000 - Freehold

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

PROPERTY SUMMARY

Occupying a prime central location in this highly sought-after village location, a charming 3-bedroom detached cottage offering ideal family/retirement accommodation. The property, which is in excellent decorative order throughout, has the added benefit of gas central heating, double-glazing, extensive rear garden, detached garage/workshop and ample parking, wealth of character and charm and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after village location*
- *Charming detached cottage*
- *Extensive rear garden*
- *Large detached garage/workshop*
- *Wealth of character and charm*
- *3 bedrooms, 2 reception rooms*
- *Gas central heating & double glazing*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground floor

Canopy porch

Trellis sides, uPVC entrance door through to the

Impressive lounge

Laminate flooring, wealth of exposed timbers, radiator, double-glazed windows, range of wall lights, feature fireplace with brick hearth, display mantel and wood burning stove, recessed feature bread oven, stairs to first floor, door to

Dining room

Laminate tile floor, radiator, double-glazed windows, exposed timbers, useful built-in store cupboard, open-plan access to the

Kitchen/breakfast room

1 1/2 bowl sink unit with pot-washer-style mixer tap over, extensive range of wall and base cupboards, ample high-gloss worksurfaces, recessed spotlighting, exposed timbers, 2 radiators, double-glazed windows, double-glazed double doors with side panels onto the rear patio and garden, Rangemaster cooker with 5-ring gas hob, glass splashback and cookerhood over, eye-level glass display cabinets, built-in refrigerator and freezer, partially glazed door to the

Side utility room

1 1/2 bowl sink unit with mixer tap over, wall and base cupboards, worksurfaces with free-standing washing machine and tumble drier below, radiator, laminate tile floor, partially double-glazed door to useful side courtyard area, 2 Velux rooflights, folding door to the

Cloakroom

Low flush WC, corner wash hand basin, Velux rooflight, double-glazed window.

The stairs come up from the lounge to the

First floor landing

Double-glazed window, exposed timbers, 2 radiators, fitted carpet, range of useful fitted wardrobes/store cupboards with 1 also housing the gas central heating boiler.

Bedroom 1

Fitted carpet, exposed timbers, decorative wall, radiator, 2 double-glazed windows enjoying a fine outlook across the rear garden, further double-glazed window to the side, door to En-suite Shower Room with suite comprising shower cubicle with double doors, vanity wash hand basin with storage below, low flush WC, radiator, double-glazed window, extractor fan.

Bedroom 2

Fitted carpet, exposed timbers, radiator, double-glazed window to side, 2 fitted single wardrobes.

Bedroom 3

Fitted carpet, radiator, exposed timbers, access hatch to loft space, 2 double-glazed windows to the side.

Bathroom

Suite comprising panelled bath with tiled splashback, pedestal wash hand basin, low flush WC and large shower cubicle with glazed sliding doors, exposed timbers, double-glazed window, radiator.

Outside

To the side of the property a driveway providing ample off-road parking continues through a large gate to a further driveway providing parking and leading to the Detached Garage/Workshop with up-and-over door, power and light points, ample storage space, glazed window and door to the rear.

To the immediate rear of the property there is a paved patio area with overhead pergola providing a perfect entertaining space, with brick steps then leading to a further large decked area, which then leads onto the extensive rear garden. A prime feature of the property the garden is attractively laid to lawn bordered by a variety of flowers and shrubs, and all well enclosed by high hedging and feature trees to maintain privacy.

At the bottom of the garden there is a range of useful store sheds and feature Monkey Tree.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2284.76. Water and drainage rates are payable (tbc).

Directions

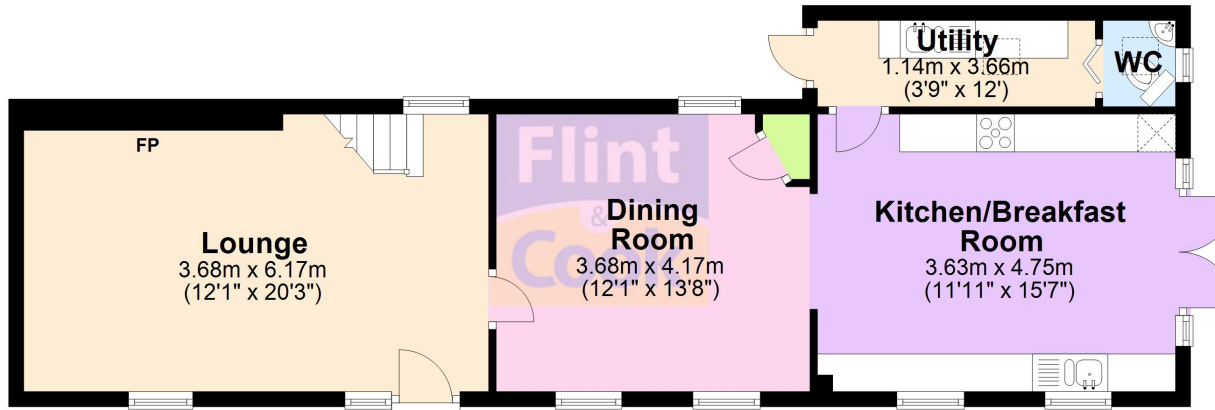
Proceed north out of Hereford City along Commercial Road, crossing over Aylestone Hill. At the bottom of the hill take the 2nd turning left signposted Sutton St Nicholas and Bodenham. On entering the village of Bodenham, after passing Orchard Close on your left-hand side, Cobweb Cottage is on the left after approximately 100 yards.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

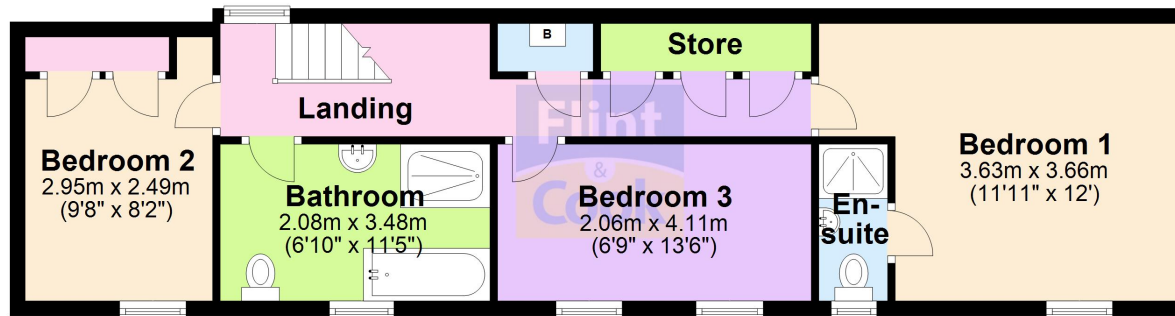
Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 117.1 sq. metres (1260.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		