





37 BODENHAM ROAD

HEREFORD HR1 2TP

Asking Price £152,500

LEASEHOLD

Situated in a popular residential location an impressive 1 bedroom top floor flat with modern fitted kitchen and shower room. Ideal for first time buyer. No onward chain.

Flint & Cook

37 BODENHAM ROAD

• Highly sought after location • Well maintained one bedroom top floor flat • Wealth of period features • Ideal for first time buyer/investment • No onward chain • Must be viewed





Summary

Pleasantly situated in this highly sought after location, a well maintained one bedroom top floor flat offering ideal first time buyer/investment accommodation. The property is within easy reach of Hereford city centre and also within walking distance of a range of everyday amenities including Hereford railway station, hospital, Morrisons supermarket, schools and further education colleges.

In more detail the accommodation comprises

Ground floor Communal Entrance Hallway with communal staircase leading to the Second Floor Landing with entrance door to

Reception Hall

With grey wood effect flooring, large useful store cupboard/wardrobe and door to

Large Living Room

An impressive room with grey wood effect flooring, wall mounted electric heater, exposed timbers, glazed sash window to the front aspect enjoying a pleasant outlook, access hatch to loft storage space, feature fire surround and access to

Fitted Kitchen

With extensive range of base cupboards with worksurfaces above, wall mounted electric heater, large Velux style roof light, laminate flooring, exposed timber, range of built-in appliances including oven, hob with extractor hood over and mini dishwasher, space and plumbing for washing machine and space for upright fridge/freezer.

Bedroom

With exposed floorboards, double glazed sash window to side, wall mounted electric heater and access hatch to loft storage space.

Shower Room

With suite comprising shower cubicle with glazed door, low flush WC, contemporary wash hand basin with storage below, partial panelled walling, extractor fan and ladder style towel rail/radiator.

Outside

The property stands in well-maintained communal gardens with ample communal parking and useful basement providing communal storage as well.

Agents' Note

The ground rent and service charge is approximately £120 per month and there are over 150 years remaining on the Lease.

Property Services

Mains water, electricity and drainage.

Outgoings

Water and drainage rates are payable.

Directions

Proceed east out of Hereford city along St Owen Street continuing into Ledbury Road. At the mini roundabout turn left onto Bodenham Road and after approximately 600 yards turn right into Rydell Mount.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Leasehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

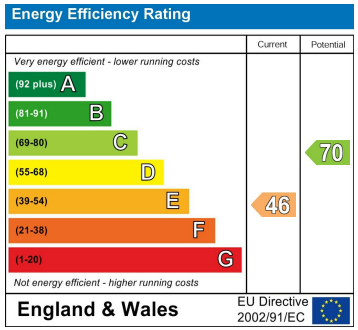
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EPC Rating: E Hereford Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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