2 ASH GROVE CLOSE

BODENHAM, HEREFORD HR1 3LT

Asking Price £345,000

FREEHOLD

A deceptively spacious 4 bedroom detached bungalow offering ideal family/retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, generous sized living accommodation, private rear garden, ample off-road parking and a single garage. To fully appreciate the potential of this property, we recommend an internal inspection. Both Hereford and Leominster are within easy driving distance but Bodenham offers a range of village amenities including primary school, church, public house, countryside walks, doctors' surgery and daily bus service.

Flint & Cook

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• Popular village location • Deceptively spacious 4 bedroom detached bungalow • Large L-shaped lounge/dining room • Ideal for family or retirement • No onward chain • Must be viewed

In more detail, the accommodation comprises

Double glazed entrance door through to

Entrance Porch

With tiled floor, electric light and door to

Reception Hall

With fitted carpet, radiator, coved ceiling, central heating thermostat, useful store cupboard and access to Utility/Breakfast Room.

Large L-shaped Lounge/Dining Room

An impressive light and airy room with fitted carpet, 3 radiators, double glazed windows to the front and side aspect, hatch from the Kitchen, display shelving, coved ceiling, large double glazed sliding patio door to the side patio and glazed panel door to

Inner Hallway

With access to all the Bedrooms and Shower Room, large walk-in store cupboard, airing cupboard housing the gas central heating boiler and access to

Kitchen

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces, skylight, some built-in appliances, vinyl flooring and open plan access to

Utility/Breakfast Room

With radiator, power and light points, store cupboards, access to the Reception Hall, double glazed window and door to the rear patio and internal door to the Garage.

Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window overlooking the rear garden, range of built-in wardrobes with sliding doors and door to

Ensuite Shower Room

With vanity wash hand basin with splashback, mirror over and storage under, low flush WC, shower cubicle with glazed door, two double glazed windows, radiator and extractor fan.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and coved ceiling.

Bedroom 3

With fitted carpet, radiator, double glazed window to the side and built in double wardrobe.

Bedroom 4

With fitted carpet, radiator, double glazed window and built-in store cupboard.

Shower Room

With suite comprising large walk-in shower with panelled walls, glazed screen and rainwater style shower head over, low flush WC, vanity wash hand basin with storage below, splashback and mirror over, double glazed window, radiator and extractor fan.

Outside

To the front of the property there is a large driveway providing ample off-road parking enclosed by hedging and walling.

GARAGE with up-and-over door, power and light points, workbench, ample storage space, water tap and internal door to Utility/Breakfast Room.

To the rear of the Utility/Breakfast Room there is a paved patio area, partially covered, and with useful tap.

From the Living Room a double glazed sliding patio door opens onto the large side patio, partially covered with grapevine, with access gate to the front aspect and access to the rear garden.

The rear garden is mainly laid to lawn bordered by flowers and shrubs, all well enclosed by fencing and hedging with further paved patio areas providing ideal entertaining spaces and includes a useful TIMBER GARDEN SHED and further outside tap.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford City along Commercial Road crossing over the railway bridge onto Aylestone Hill. At the bottom of the hill on the outskirts of the city, take the second exit at the roundabout signposted to Sutton St Nicholas. Continue through Sutton St Nicholas and upon entering Bodenham turn left into Ashgrove Road and then first right into Ashgrove Close.

Viewing

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

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

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.

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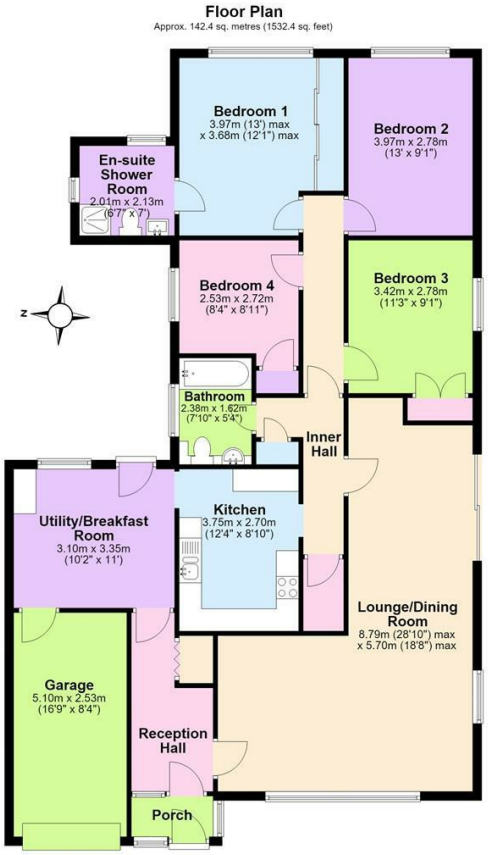
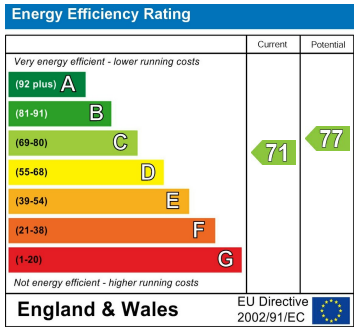


Total area: approx. 142.4 sq. metres (1532.4 sq. feet)
2 Ash Grove, Bodenham, Hereford



EPC Rating: C Hereford Council Tax Band: D

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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