



Minos, Chapel Lane, Bodenham, Hereford, Herefordshire HR1 3HR

Detached 3 Double Bedroom Bungalow with Garage in Popular Village Location

Offers Over £450,000



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LOCATION

This spacious detached bungalow is set in an elevated position on Chapel Lane within the heart of the village of Bodenham. The village itself has an excellent range of amenities including the England's Gate public house, popular primary school, doctors surgery, garage and general stores, Church, village hall and thriving local community. The market town of Leominster is close to hand as is the Cathedral City of Hereford offering an extensive range of amenities.

BRIEF DESCRIPTION

This Impressive Detached Bungalow is approached via a gravelled driveway leading to a UPVC Front Door and this leads to a useful tiled Porch Area suitable for coats and shoes. A further double glazed door leads through to the Entrance Hallway with doors off to all Rooms. The Living Room is an excellent size with double glazed window to the front and side elevation, feature fireplace with wooden surround, power points, ceiling light. tv point and central ceiling light. Double Sliding Doors lead to the Dining Room which has a window to the front elevation, panelled radiator, power points, ceiling light and a further door through to the Kitchen. This is an excellent size and has matching wall and base units with granite worksurfaces, tiled flooring, ceiling strip lighting, inset stainless steel sink with hot and cold mixer tap, gas hob and fitted electric oven. planned space for a washing machine and dishwasher and built in fridge and freezer. There is a panelled radiator and ample power points. A glazed wooden door leads back out to the Hallway with doors off to the 3 Bedrooms, Bathroom and useful Airing Cupboard with hot water tank.

Bedroom 1 has a double glazed window to the rear elevation further built in storage, power points, ceiling light, panelled radiator and the benefit of an Ensuite. The Ensuite has a low flush w/c, sink with mixer tap and useful storage underneath, chrome heated towel rail and shower cubicle with mains shower. Bedroom 2 is a double room has a double glazed window to the side elevation, ceiling light, panelled radiator, power points and useful built in storage. Bedroom 3 is another double room with a double glazed window overlooking the rear garden, ceiling lighting, panelled radiator and power points. The Main Bathroom has an obscure double glazed window to the side elevation and both a shower cubicle with mains shower as well as a separate bath with hot and cold taps, low flush w/c and sink with further storage underneath, chrome heated towel rail, ceiling lighting and attractive wooden flooring.

OUTSIDE

Minos has a front garden which is gravelled and is easily maintained with a variety of attractive mature shrubs and borders. There is also a useful pull in at the front of the property for 2 vehicles. There is a driveway for several motor vehicles

- Detached Bungalow in Popular Village Location
- 3 Double Bedrooms, 1 with Ensuite
- Ample Driveway Parking and Single Attached Garage
- Fully Double Glazed and Gas Central Heating
- Easily Maintained Front and Rear Gardens with Stunning Views

leading to the attached Single Garage with an up and over door, power and lighting. There is an additional double glazed door to the front of the garage as well as a wooden door to the rear allowing access to the rear garden also. There is a double glazed window overlooking the rear of the property and a further wooden door that opens up into a useful storage area from inside the Garage. A pathway leads from the front of the property around the side and to the rear garden. The private and enclosed Rear Garden is mostly paved with a variety of mature shrubs, plants, trees and herbaceous borders. Steps lead up to a further elevated paved area with stunning views of the far reaching countryside beyond. There is also a useful garden shed providing additional garden storage as well as a Greenhouse.

SERVICES AND EXPENDITURE

Mains Electricity, Water, Drainage & Gas

Gas Fired Centrally Heated

Council Tax Band: E

Tenure: FREEHOLD

Broadband Availability:

Superfast - download speed 80mbps upload speed 20mbps

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

Jackson Property (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.



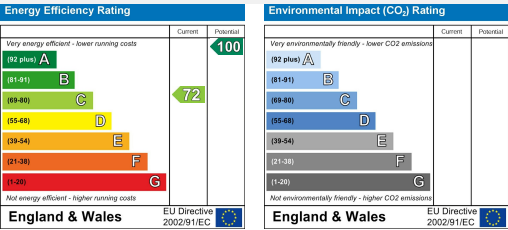




DIRECTIONS

From Leominster proceed south on the A49 towards Hereford. Turn left onto the A417 opposite the Esso Garage signposted Bodenham. Continue along this road for approximately 2 miles, turn right opposite Bodenham Parish Hall. Continue along this road and take the left hand turning into Chapel Lane. Continue along this road where the property will be found on the left hand side. There is a pull in area in front of the property for parking 2 vehicles.

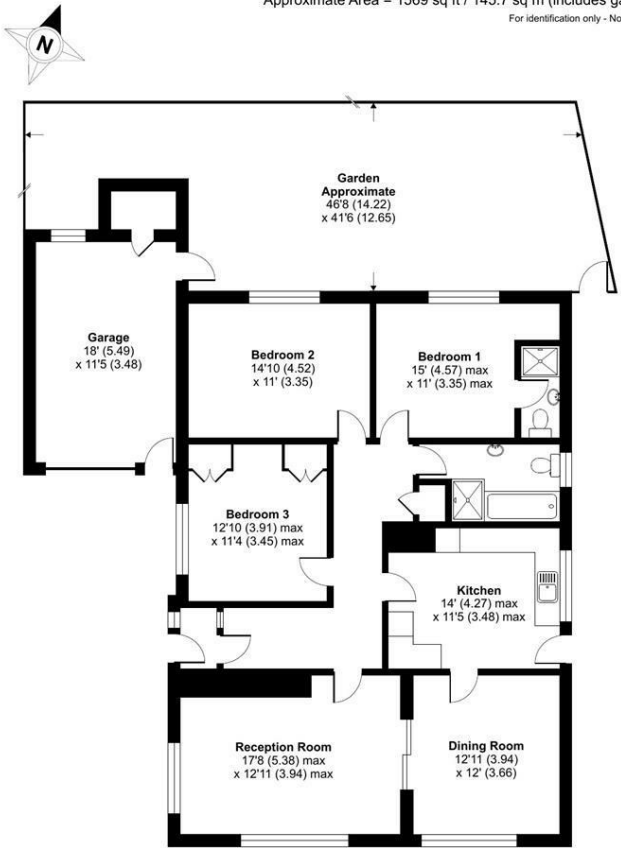
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Minos, Bodenham, Hereford, HR1

Approximate Area = 1569 sq ft / 145.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Jackson Property. REF: 891347

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