



Konitar

Bodenham, Hereford, Herefordshire, HR1 3HT

jackson
property

£325,000

Beautifully Presented Family Home | Neutrally Decorated Throughout | 3 Bedrooms | Large Kitchen/Dining Room | Sun Room | Large Private Gardens | Shared Driveway | Off Road Parking | Must View

Situation

Set in the idyllic and tranquil rural location of Bodenham. The village itself has an excellent range of amenities including the England's Gate public house, popular primary school, garage and Baches storage and Cafe, 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.

Description

The property is approached via a great sized tarmac driveway, with further gravelled area, access to the garage and rear. Opening into a welcoming entrance hall with access to living room, kitchen/dining room and stairs to first floor.

The kitchen is a beautiful aspect to the property with matching Shaker-style wall and base units, wood effect work surface, integrated Bosch dishwasher, refrigerator and washing machine, electric cooker with four-plate ceramic hob, useful breakfast bar and walk-in larder with shelving and tiled floor.

The spacious dining area is an extension to the kitchen with double-glazed sliding doors leading to the rear garden, plus door to the light and airy conservatory/sun room. A perfect place to relax and enjoy a morning coffee, or evening tipple. There is a door to the integral garage, with ample space for conversion.

The generously sized living room is neutrally decorated with a feature fireplace creating a focal point to the room, plus large window overlooking the front.

The first floor comprises three bedrooms and shower room. Bedroom one and two are both good size double rooms with large built in wardrobes. Bedroom three is currently an office

space, but can fit a single bed or occupy a nursery. The shower room is fitted with modern white suite including a large double walk in shower.

The rear of the property has a large laid to lawn garden with established mature hedges, shrubs and trees for privacy plus a decorative decking space with further seating at the rear. There is ample side access and further scope for extension (subject to regulations and planning).

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Services

Mains Electricity, Mains Gas, Private Drainage

Directions

Please use the app What3Words:

///impresses.invoices.barman

Sat Nav: HR1 3HT

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

You will receive a call on the morning of the appointment to confirm you are still ok to attend and not awaiting a Covid test result or showing symptoms.

A maximum of 2 people and a staff member or owner will be allowed into a property per appointment.

All viewers are required to wear a face covering when inside of the property. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a safe distance throughout the appointment.

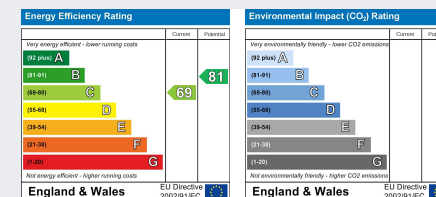
Appointments will take place swiftly and any discussions or questions can be had outside the property.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
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