



The Coach House, Bodenham, Hereford, Herefordshire, HR1 3JT

£315,000



The Coach House

Bodenham, Hereford, HR1 3JT

3/4 Bedroom Accommodation | Spacious Property | Character Throughout | Located in Private Position | Quiet Village of Old Bodenham | Large Living Room | Two Washing Facilities | Parking | Gardens

- 3/4 Bedroom Residence
- Quiet Village Position
- Approx. 10 Miles From Hereford City
- Large Living Room
- Kitchen, Breakfast Room, Living Room
- Possible Downstairs Bedroom With Shower Facility
- Bathroom, Private Courtyard Garden
- Parking

£315,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

The property is located in a quiet position with easy access to the popular England's Gate Public House, Brockington Golf Course, and Queenswood Country Park. The village also benefits from a church and primary school. Leominster is approximately 7 miles distance, and the cathedral city of Hereford, 10 miles, offering a wider range of recreational, educational and shopping facilities.

Description

Approached by tarmac frontage, a door leads into the Entrance Porch with work surfaces, washing machine, flagstone flooring, and a doorway into the Reception Hall. The Downstairs Cloakroom comprises a low flush WC and wash hand basin, and there is rear access to the courtyard garden.

From the Reception Hall, a door leads into the Downstairs Bedroom accompanied by a shower facility.

The recently re-fitted Kitchen comprises work surfaces, integrated Beko electric double oven, five gas hobs with extractor fan over, sink and drainer with mixer tap over, timber effect flooring and a new gas stove. Appliances include an integrated fridge-freezer, integrated dishwasher and a washing machine.

A fireplace with inset wood burning stove makes for a feature in the large Living Room, with doors leading out to the courtyard garden.

The first floor accommodation has three well proportioned bedrooms and a Family Bathroom.

Outside, to the front, there is space for parking adjacent to the main residence. To the rear is a private courtyard garden with patio area, surrounded on all sides by borders with flowerbeds. Across the track is a further laid lawn garden backing onto neighbouring Orchards.

Services

Mains Gas, Mains Electricity and Mains Water are connected. Private Drainage. Gas Central Heating.

Council Tax

Herefordshire Council – Band F

Directions

Leave Hereford on the A49 North towards Leominster. Proceed up Dinmore Hill and take the first right signposted to Dinmore & Bodenham. Follow the road for 2 miles (past The Railway Inn). Before reaching a junction with a monument in the middle, the property can be found on the left hand side, denoted by our Jackson Property Board.

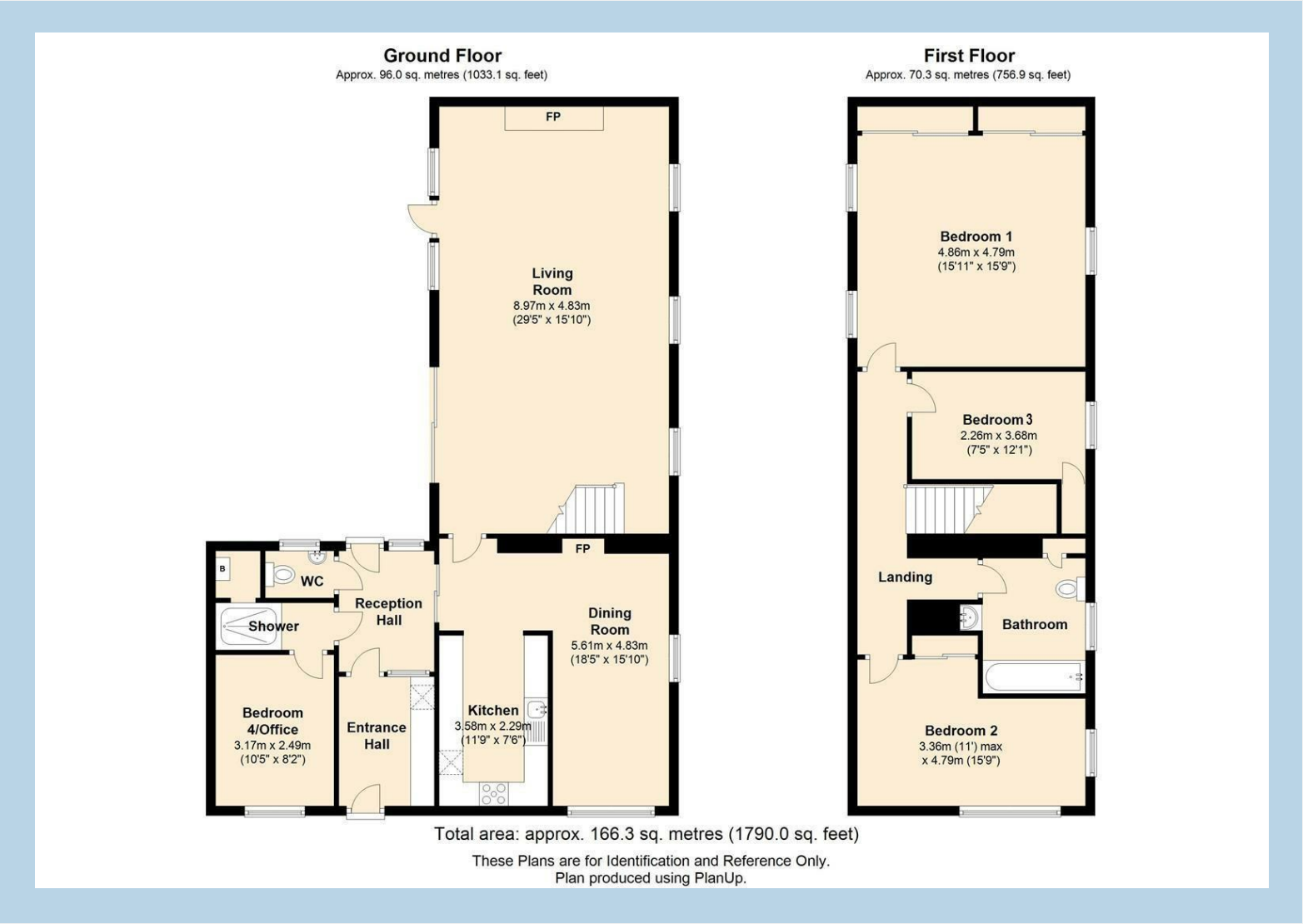
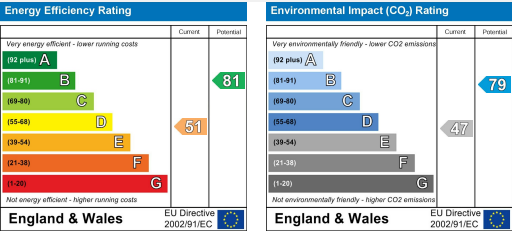


Viewings
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property
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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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

June 2019



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