



34 Brockington Road, Bodenham, Leominster, Herefordshire HR1 3LR

Well Appointed Detached 2 Bed Bungalow With Conservatory Addition.

Guide Price £267,500



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Leominster
Herefordshire
HR1 3LR
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LOCATION

Brockington Road is situated in the popular North Herefordshire village of Bodenham. The village itself has an excellent range of amenities including the England's Gate Inn public house, popular primary school, a garage with general stores, Church, village hall, doctor's surgery and a thriving local community. The market town of Leominster is close by and offers a good range of facilities, including a train station. A more extensive range of amenities can be found a little further to the south in the larger Cathedral City of Hereford.

BRIEF DESCRIPTION

From the driveway a path leads to the recessed upvc double-glazed front door with matching double-glazed panel window to the side opening to a generous

RECEPTION AREA

With double-glazed window to the front elevation, ceiling spotlights, moulded cornice, power points, this space could easily be utilised as a small study area. Similar bungalows have used this space to install a cloakroom/w.c. An archway then leads through to the

LIVING ROOM

With a large double-glazed window to the front elevation, ceiling spotlight, moulded cornice and wall-mounted modern electric radiator plus a wall-mounted electric fire forming a central focus. There are ample power points, television and telephone point fitted and additional wall lights. A glazed door off the Living Room leads to the

SPACIOUS KITCHEN/DINING ROOM

With the kitchen offering a good range of matching base and wall units with rolled-edge work surfaces to the base units with inset 1½ bowl ceramic sink with mixer tap over. There are tiled splashbacks, underlighting to the wall cabinets with two glazed fronted display cabinets. There are appliances to include electric double oven at easy height and separate electric ceramic hob with extractor hood fitted above. There is a built-in wine chiller in the base unit. Freestanding appliances to include both washing machine and slimline dishwasher. The kitchen benefits from tiled flooring that continues through to the DINING AREA, which has further ceiling spotlights, moulded cornice, wall-mounted electric night storage heater, additional power points and a freestanding Siemens fridge-freezer. There are double-glazed windows to the side from the kitchen and dining area with double-glazed door opening out to the side.

A further glazed door from the Living Room leads to the

INNER HALLWAY

With ceiling light, wall-mounted electric night storage heater, AIRING CUPBOARD with factory insulated hot water cylinder and immersion which is run off the renewable solar panels on the roof. There is also access to the LOFT SPACE with a fixed ladder installed. Doors then lead off to the

MASTER BEDROOM

With double-glazed window overlooking the private and enclosed gardens to the rear. There is a central ceiling light with the room benefiting from good-sized FITTED WARDROBES with hang rail fitted and cupboards above. There are ADDITIONAL wall lights and wall-mounted electric modern radiator and power points fitted.

- Set In The Pleasant Well Serviced North Herefordshire Village Of Bodenham
- Charming Well Presented Detached 2 Bed Bungalow With Spacious Living Room, Kitchen Dining Room & Conservatory Addition To Rear
- With Pleasant Mature Front & Rear Gardens, Single Attached Garage & Ample Driveway Parking

BEDROOM 2

With ceiling spotlights, the room benefits from an extensive range of FITTED CUPBOARDS and WARDROBES to include a double wardrobe with sliding doors, one of which has a mirror, additional wall cupboards and a further double wardrobe. There is a wall-mounted electric night storage heater and power points fitted, with a double-glazed sliding patio door opening to the conservatory addition to the rear.

CONSERVATORY

Currently used by the owner as an art studio, having double-glazed upvc windows set on a raised plinth overlooking the gardens to the rear with a double-glazed door leading out to the same. There is a polycarbonate roof, tiled flooring and power points fitted.

A further door from the Inner Hallway leads to the

SHOWER ROOM

With a suite to include a good-sized walk-in shower cubicle with electric shower over and fully tiled surround. There is a close-coupled w.c. and handwash basin with mixer tap with cupboards below. There is a range of inset ceiling downlighters, attractive stone flooring, wall-mounted electric chrome towel radiator and an additional Dimplex electric fan heater. There are 2 opaque double-glazed windows to the side elevation, extractor fan and electric shaver point.

OUTSIDE

The property benefits from its own private tarmacked driveway leading up to the side of the property and providing ample off-road parking, with the front garden attractively laid out being principally laid to lawn with well stocked mature floral and shrub borders with further floral border to the side of the driveway and mature tree. There is sensor lights facing down the driveway and up the side towards the garage, an external cold water tap.

SINGLE ATTACHED GARAGE

With electric roller shutter door, power and lighting, inspection pit, double-glazed window to the side elevation and further double-glazed door giving access to the side and gardens to the rear. There is a freestanding freezer in the garage which will be included.

There is secure gated access to the side of the garage leading to the side and gardens to the rear with the benefit of external lighting. The enclosed garden to the rear is attractively landscaped and incorporates lawned areas bordered by well stocked floral and shrub beds including roses, some mature trees, ornamental pond with flagged patio area directly to the back of the bungalow providing a pleasant seating area and further flagged patio area to the rear corner. There is also separate gated access to the other side of the bungalow back to the front elevation.

SERVICES

Mains Electricity, Water & Drainage.
Electric Heating
Telephone (Subject to B.T. Regulations).

OUTGOINGS

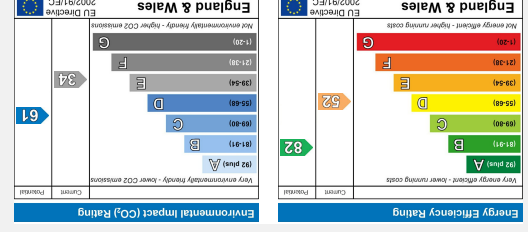
Council Tax Band: C

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000







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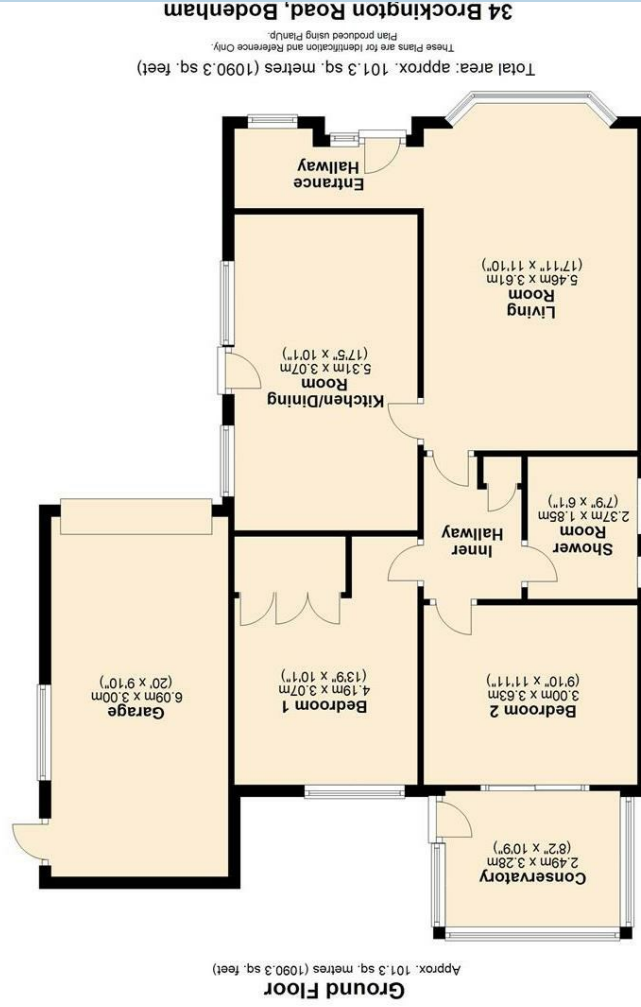
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From Leominster, approaching Bodenham on the A47, turn right opposite the village hall, down past England's Gate Inn on your right, turn immediately right after the pub and take the first left which will take you into Brockington Road. The bungalow can be found just along here on your right hand side.

DIRECTIONS

Strictly by prior appointment through the Agents, Jackson Property.
Telephone 01568 610600.

VIEWING



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.