



Hollybush House , Bodenham, Leominster, Herefordshire HR1 3HS

Extended Detached Village Property with Open Aspect to the Rear O.I.R.O £360,000



Hollybush House

Bodenham, Leominster, Herefordshire HR1 3HS

- Detached Village Property with Generous Accommodation
- Entrance Porch & Entrance Hallway
- Good Sized Breakfast-Kitchen & Utility
- Lounge & Separate Dining Room
- Conservatory Addition To Rear
- Landing with 4 Bedrooms. Family Bathroom & En-Suite to Primary Bedroom
- Good Sized Gardens & Driveway Parking
- Vacant Possession & No Onward Chain



O.I.R.O
£360,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Holly Bush House is a modern style detached property set in the popular village of Bodenham, having generous accommodation over two floors with driveway parking, carport, good sized gardens, set on the fringes of the popular 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

Holly Bush House is a modern style property having accommodation to comprise an enclosed entrance porch leading into a good sized hall with further doors off to a useful cloakroom, leading through to a good sized breakfast-kitchen with ample space for table and chairs and leading through to a useful utility room with plumbing and facilities for a washing machine and a door leading out onto the gardens. There is a good sized lounge with doors leading into the conservatory to the rear which overlooks the gardens. The property has a dining room/sitting room which is again of a good size with dual aspect windows to the front and rear. To the first floor the property has a generous landing housing the airing cupboard and four bedrooms communicating off. The master bedroom having the benefit of an en-suite shower room. The family bathroom is fitted with bath, low level w.c. wash hand basin, bidet and has windows to the rear.

Outside, the property has good sized driveway parking and covered carport to the side with gated access to the rear. There is a lawned area, useful timber shed which then leads onto a larger lawn garden to the rear that is rented off the local farmer- see agents notes for further details.

AGENTS NOTE

The owners currently rent an area of garden to the rear from a local farmer for approximately £300 p.a. Further details will be available via the Agent.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Gas Fired central heating.

Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: F

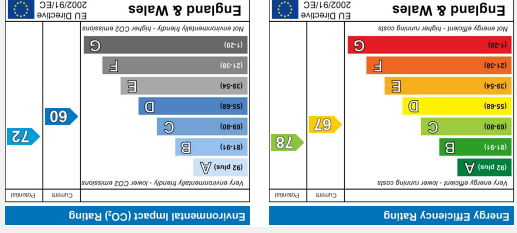
LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

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





- KITCHEN/BREAKFAST ROOM - 18'6 x 8'10 (5.64m x 2.69m)
- LOUNGE - 18'7 x 12'2 (5.66m x 3.71m)
- CONSERVATORY - 10'7 x 8'9 (3.23m x 2.67m)
- DINING ROOM - 17'2 x 13'0 (5.23m x 3.96m)
- FIRST FLOOR
- BEDROOM 1 - 17'5 x 9'6 (5.31m x 2.90m)
- BEDROOM 2 - 13'6 x 8'8 (4.11m x 2.64m)
- BEDROOM 3 - 13'0 x 8'9 (3.96m x 2.67m)
- BEDROOM 4 - 13'0 x 8'0 (3.96m x 2.44m)

ROOM MEASUREMENTS
 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.

Jackson Property (Leominster)
 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.

DIRECTIONS
 Leave Leominster on the A49 heading towards Hereford. Turn left at the bottom of Dimmore Hill signposted Gloucester. Continue to follow the road along turning right into Bodenham village past the Englands Gate Pub, continue to follow the road where the property can be located in a small cul-de-sac on the right hand side immediately in front of you.



Ground Floor
 Approx. 72.9 sq. metres (784.8 sq. feet)



First Floor
 Approx. 70.7 sq. metres (761.5 sq. feet)

Total area: approx. 143.7 sq. metres (1546.3 sq. feet)

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.