



3 Englands Field

Bodenham, Hereford, Herefordshire, HR1 3JL

jackson
property

£270,000

CALLING ALL INVESTORS | Bell Homes Property in Bodenham | 3 Bedrooms | Lounge with French Doors to garden | Kitchen Breakfast with space for Dining table | WC, Bathroom & En Suite | Private Garden & Parking | Tenant in Situ paying £950 pcm

Situation

The property is located in an exclusive development within 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

The ground floor is a lovely flow with a modern kitchen / diner with contemporary style wall and floor units. The Kitchen also boasts enough space for a dining table. From the hallway doors lead off to downstairs WC with hand basin along under stairs cupboard.

At the rear of the property a door leads from the hallway into the large lounge spanning the entire width of the home. French doors lead out to the generous sized garden, having side access, being fully enclosed with patio area and laid to lawn.

From the hallway, stairs lead up to the first floor.

The main bedroom is well sized with contemporary styled en-suite which includes shower, WC and hand basin. Bedroom two is also a good-sized double. Bedroom 3 is a well proportioned single. The first floor is made up with a family bathroom comprising of WC, bath and hand basin as well as a useful airing cupboard also located on the first floor.

Outside the property benefits from driveway parking, being mainly bloc paved with access to the rear.

Services

All Mains Services are connected.

Agent Note

This property is still within its 10 year NHBC guarantee and comes with a 10 year warranty on the Howarth windows. (approx 6 years remaining).

Viewings

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

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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

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. 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 distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

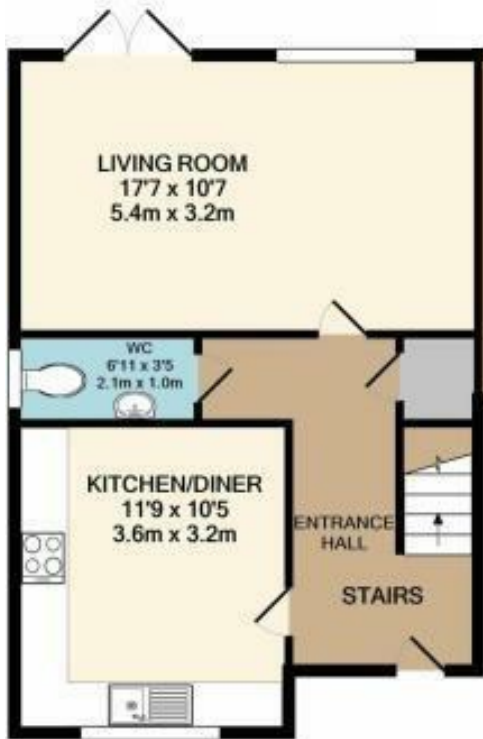
You will be contacted the following day to discuss the next steps.

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

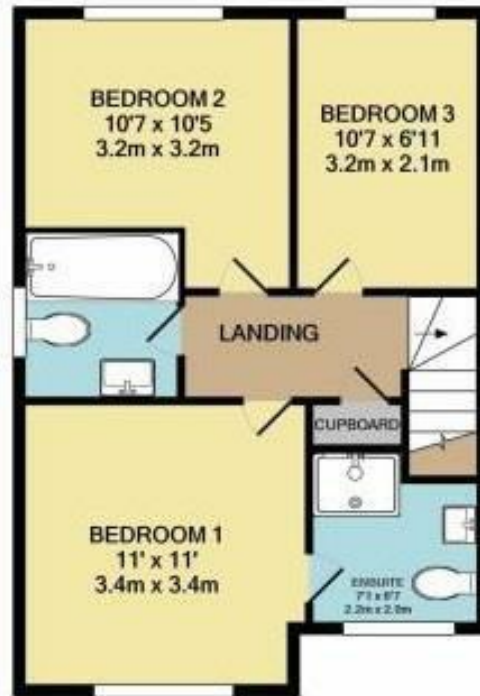
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

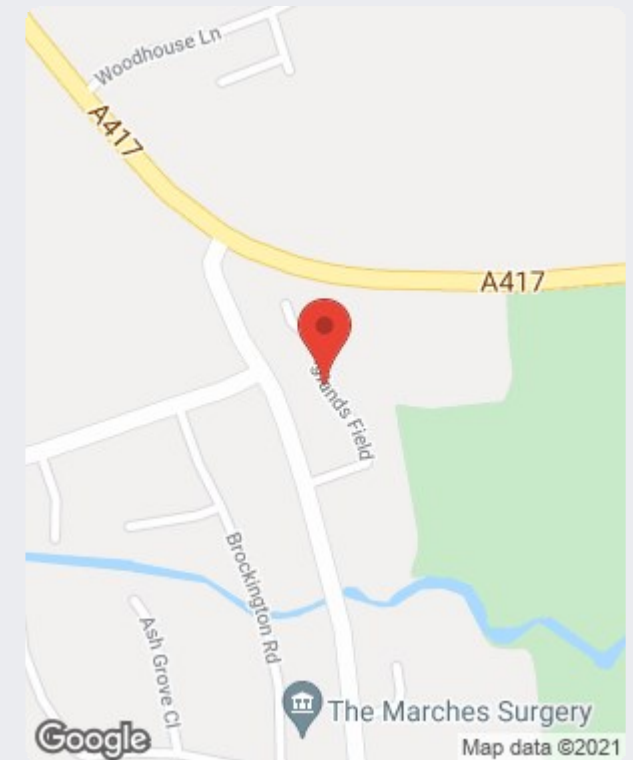


1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

England & Wales EU Directive 2002/91/EC

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