



7 Ash Grove View, Bodenham, Hereford, Herefordshire HR1 3LU

Well Presented Detached 3 Bed Bungalow With Rural Back Drop Offers Over £400,000



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LOCATION

This impressive detached bungalow is situated on the fringe of Bodenham village in an idyllic and tranquil cul-de-sac position overlooking open countryside to the rear. The village itself has an excellent range of amenities including the England's Gate public house, popular primary school, doctors surgery, garage and general stores, 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.

BRIEF DESCRIPTION

A flagged path from the driveway leads to double glazed front door with matching panel to the side opening to an enclosed porch with ceiling light and quarry tiled flooring. A further double glazed door opens to a good sized Reception Hallway with ceiling light, power point and telephone point and cloaks cupboard providing useful storage with a further inner hallway with ceiling lighting, access to loft and two panelled radiators. A door from the Reception Hallway opens to the generous family Living/Dining Room with large double glazed window to the front elevation, matching wall lights, two panelled radiators, power points and television point and forming a central feature to the room is a remote controlled coal effect gas fire with wood surround and mantel. Large double glazed sliding patio doors open to the substantial Conservatory addition to the rear which has double glazed windows set on a brick plinth overlooking the lovely rear gardens and countryside beyond, with doors leading out to the garden, a lovely light room with wood effect flooring, providing further living/dining space with fitted base and wall cupboards along one side incorporating space and plumbing for a washing machine and power points.

The Kitchen can be accessed from the Living Room and Inner Hallway and is well presented offering a comprehensive range of modern matching base and wall units incorporating a pull out ladder cupboard, with rolled edge work surfaces to the base units, tiled splash backs, inset sink and electric hob with extractor hood over and separate electric oven and grill at easy height. There is planned space and plumbing for slim line dishwasher and further space for upright fridge freezer, ceiling lighting, ample power points and double glazed window looking through to the Conservatory. A further large cupboard in the kitchen houses the hot water cylinder with wood slatted shelf above.

All three Bedrooms lead off the Inner Hallway with both Bedroom 1 and 2 benefiting from built in wardrobes with Bedroom 3 also being a good size. The family Shower room comprises a suite to include a large walk in shower cubical with electric shower over, low flush W/C, pedestal hand wash basin, panelled radiator, inset ceiling down lighters, electric shaver point and double glazed window to the rear. There is also a separate cloakroom W/C off the Hallway.

- Located In Sought After Position On The Fringes Of The Well Serviced North Herefordshire Village Of Bodenham
- An Extremely Spacious & Well Presented Detached 3 Bed Bungalow
- Offering Gas Centrally Heated & Fully Double Glazed Accommodation With Large Conservatory Addition
- West Facing Rear Garden With Rural Backdrop, Attached Garage & Driveway Parking

OUTSIDE

The property commands a highly sought after location on the fringe of the village in a quite cul-de-sac position of similar properties. The property is approached via its own private driveway providing ample parking with a pleasant good sized front garden which is principally laid to lawn with well stocked mature floral and shrub borders. There is a single attached Garage which measures 19'7 x 8'11 (5.97m x 2.72m) with electric roller shutter door, power and lighting with personal door to the rear and housed in here is the gas fired central heating boiler. There is secure gated access to either side of the bungalow leading around to the large rear garden which forms a delightful feature to the property, being west facing and having an unspoilt out look onto open countryside. The garden is laid to lawn with mature floral and shrub boards with an array of different plants and ornamental trees. There is a patio seating area off the conservatory and a timber framed garden shed/workshop 9'6 x 6'5 (2.90m x 1.96m) to the rear of the garage with power and lighting plus a further smaller shed also providing further storage.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas-fired central heating
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

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

Jackson Property (Leominster)

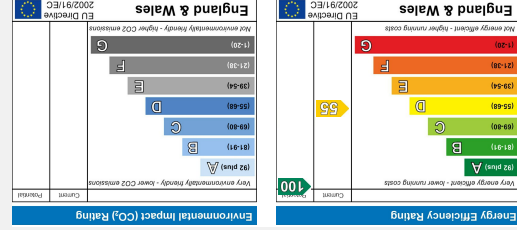
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.





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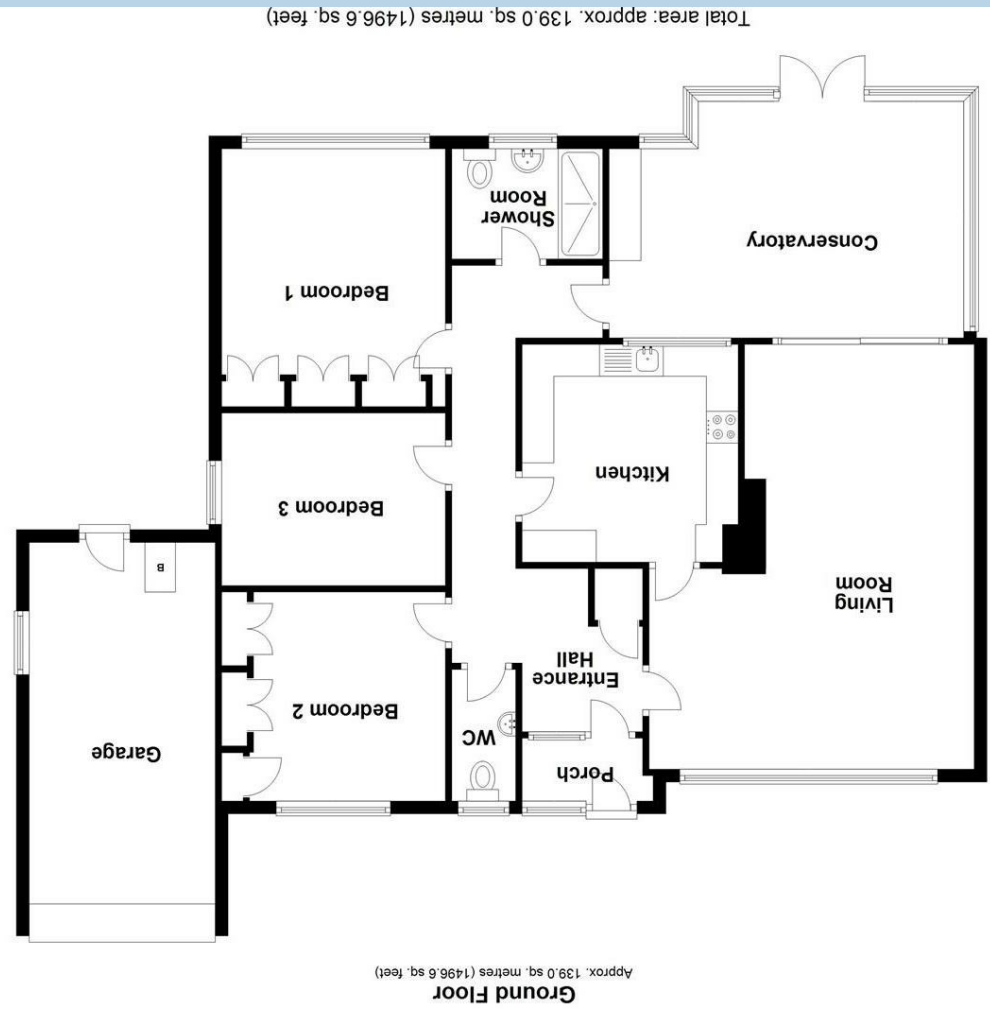
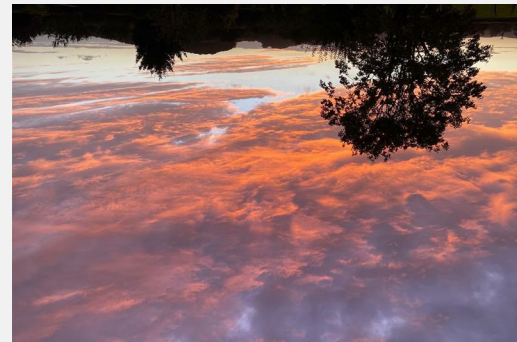


ROOM MEASUREMENTS

- LIVING ROOM - 16'9 max 11'10 min x 21'10 max 10'4 min
- (5.1m max 3.6m min x 6.6m max 3.1m min)
- CONSERVATORY - 18'0 x 12'10 (5.49m x 3.91m)
- KITCHEN - 11'1 x 11'1 (3.38m x 3.38m)
- BEDROOM 1 - 13'3 x 11'6 (4.04m x 3.51m)
- BEDROOM 2 - 10'9 x 9'8 (3.28m x 2.95m)
- BEDROOM 3 - 11'6 x 8'10 (3.51m x 2.69m)
- SHOWER ROOM - 7'7 x 5'7 (2.31m x 1.70m)

DIRECTIONS

From Leominster approaching Bodenham on the A417, turn right opposite the village hall, down past Englands Gate Pub on your right, take the second right hand turning into Ash Grove Road and follow this road which will lead into Ash Grove View where the bungalow will be found on your left hand side.



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