



55 Bodenham Road
, Hereford, Herefordshire, HR1 2TP

jackson
property

Offers Based On £750,000

Detached Home on Bodenham Road | Four Bedrooms | Three Reception Rooms | Character Features Throughout | Versatile Space | Sought After Location |
Sold with No Onward Chain



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

Situation

This beautiful residence is located on Bodenham Road, within easy walking distance to Hereford County Hospital, Station Medical Centre along with Aylestone School and nearby Art College, Sixth Form and College of Technology and less than 1.5 miles to Hereford City Centre with Hereford Cathedral School and Hereford railway station, with connections to Worcester and London. Close by is a variety of shops and amenities including local supermarket, pubs and restaurants.

Description

The property is approached via a tarmac driveway, leading to the front lawns and parking area. Doors opening into an enclosed Porch and stepping into the inviting Entrance Hall with stairs up to the first floor and access to most principle rooms.

To the South elevation is a fantastic Living Room with windows overlooking the private gardens, along with a built in fireplace which is another key feature. There are French Doors to the side patio and side gardens.

The Kitchen is fitted with a range of matching base and wall units with an open way into the informal Dining Room, currently used as a second sitting room. The patio doors open into the well appointed conservatory, with 2 sets of doors onto the gardens. Off the Kitchen is a useful utility room, with door to rear and access to the WC. From the utility, you can access the Store room with then further access to the Formal Dining Room, also accessed off the hallway.

The Formal Dining Room has a large window overlooking the front and feature fireplace. The store

has previously been used as a kitchenette to the Dining Room for ancillary accommodation.

On the first floor are 4 bedrooms. Bedrooms 1,2, and 3 all being large rooms with built in wardrobes and wash basins. Bedroom 4 is currently laid out as an office space.

The bathroom is split into a separate WC room and further room with panelled bath and shower cubicle. This could easily be made into 1 space.

The loft has been part converted into a space that has previously been used as a hobby room.

Outside, the well manicured gardens are surrounded by tall trees and hedgerows and feature seating areas and large laid lawns. There is a summer house and small pond. There is ample off road parking for up to 8 vehicles.

Agent Note

The Driveway from Bodenham Road leads to both 55 and 55a Bodenham Road.

Services

All mains services are connected.

Location & What3Words

What3Words: ///cats.kite.birds

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

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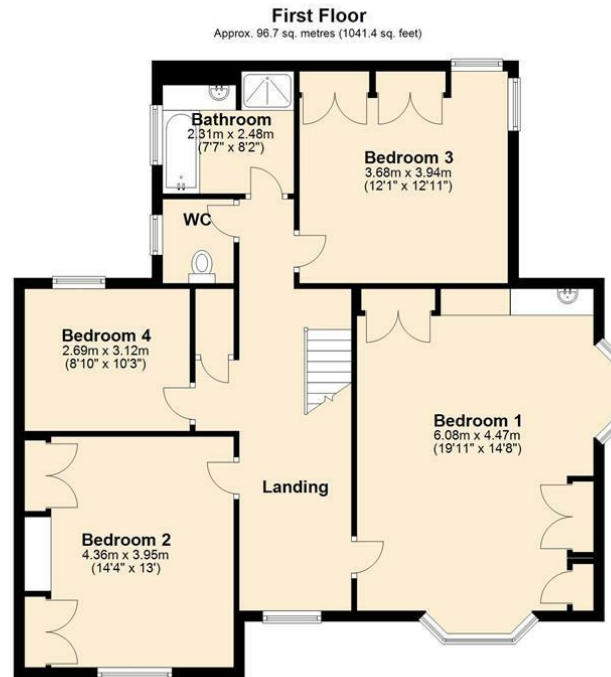
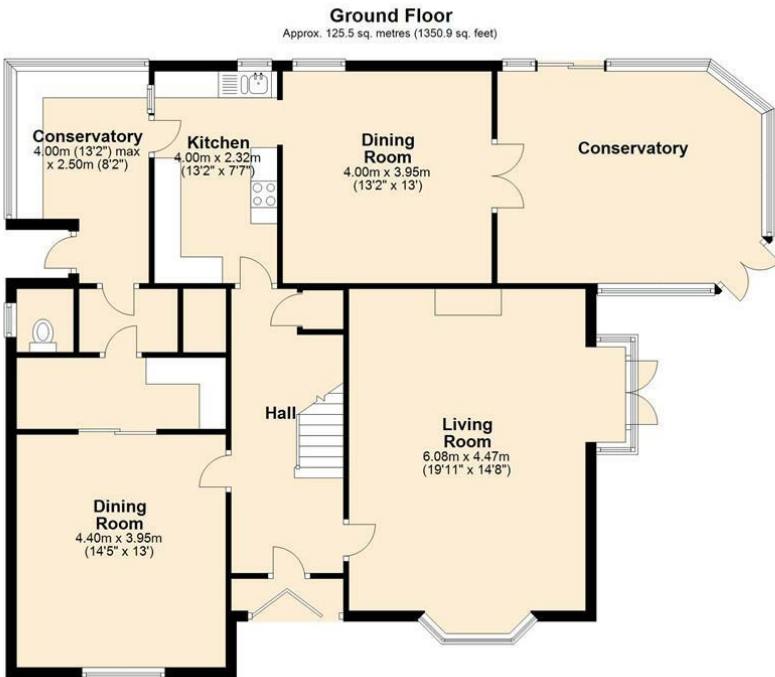
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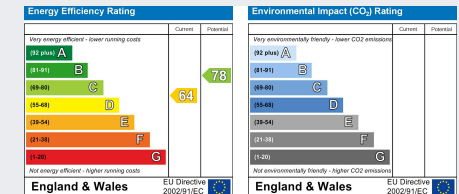
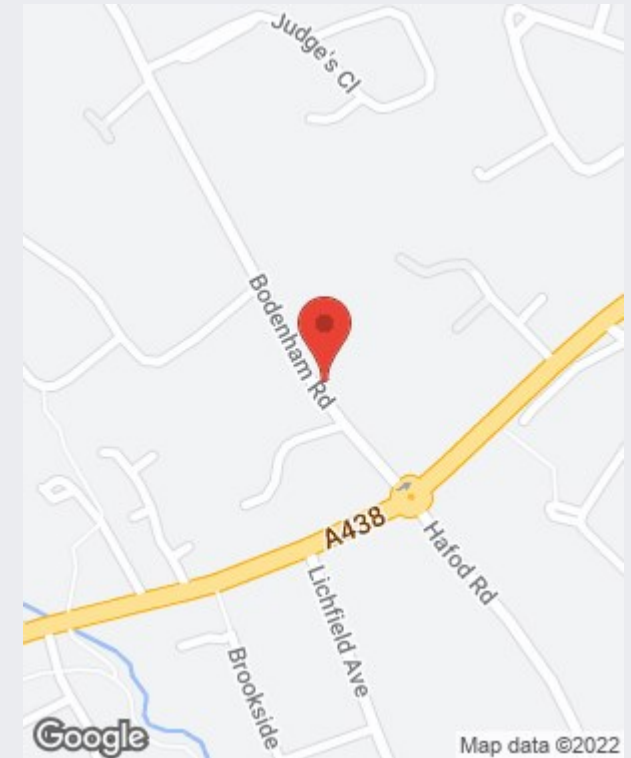




Total area: approx. 222.2 sq. metres (2392.2 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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