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52 Brockington Road, Bodenham, Hereford, HR1 3LP

'Situated to the north of Hereford City in the popular village of Bodenham, a well presented, two bedroom bungalow with gas central heating, double glazing (where specified) , off road parking, garage, enclosed rear garden and views across Herefordshire countryside'

£395,000 (Freehold)

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LOCATION

The property is located to the north of Hereford City in the popular village location of Bodenham. In the area are a range of amenities including public house and petrol station with shop. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, two bedroom, detached bungalow with gas central heating, double glazing (where specified), off road parking, garage and enclosed rear garden with the accommodation comprising entrance hall, sitting room, kitchen, utility, dining room, side porch, shower room and two bedrooms with en-suite to the master bedroom.

ON THE GROUND FLOOR:

Entrance Porch

A front aspect double glazed door leads to the entrance porch with front and side aspect double glazed windows, tiled flooring and glazed door to the entrance hall.

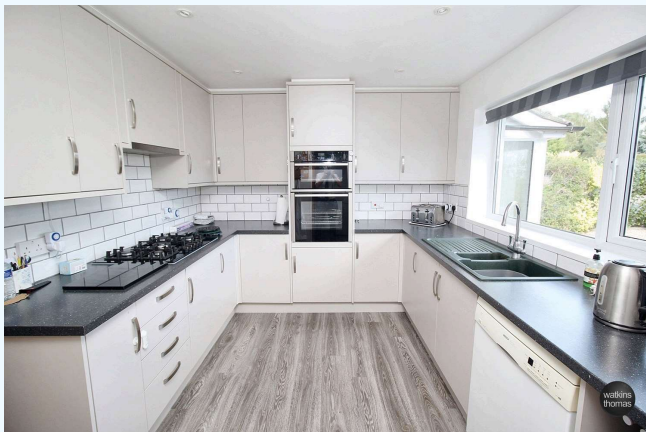
Entrance Hall

With panelled radiator, coved ceiling, thermostat for central heating, vinyl flooring and access to the inner hall.

Sitting Room

6.38m (20'11") x 3.45m (11'4")

With rear aspect double glazed window from which beautiful views are enjoyed across Herefordshire countryside, panelled radiator, coved ceiling, door to the kitchen and double doors to the dining area.



Kitchen

3.43m (11'3") x 2.82m (9'3")

With front aspect double glazed window. A range of units comprising 1½ bowl mixer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, integrated electric double oven with five ring gas hob, space for fridge, inset spot lights, laminated flooring and door to the utility room.

Utility Room

4.09m (13'5") x 1.63m (5'4")

With front aspect double glazed window. Stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for tumble dryer and freezer, space for upright fridge freezer, inset spotlights and panelled radiator.

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Dining Room

5.92m (19'5) x 2.87m (9'5)

With rear aspect double glazed patio door, two side aspect double glazed windows, inset spotlights, laminated flooring, panelled radiator and glazed door to the side porch.



Side Porch

2.72m (8'11) x 1.68m (5'6)

With rear aspect double glazed door to the garden, laminated flooring, inset spotlights and door to the garage.

Inner Hallway

With airing cupboard, access to bedroom one and shower room.

Bedroom 1

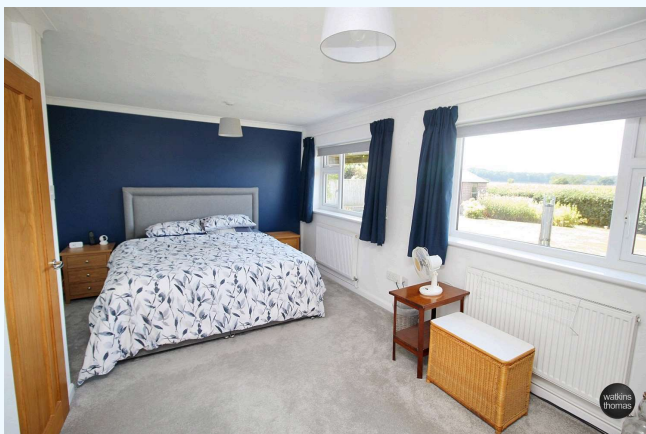
5.11m (16'9) x 3.33m (10'11) (maximum)

With two rear aspect double glazed windows, panelled radiator, coved ceiling, two built-in double wardrobes and door to en-suite shower room.

En-Suite Shower Room

2.26m (7'5) x 1.45m (4'9)

With rear aspect double glazed window, shower cubicle with shower boarded surround, vanity wash hand basin, low flush wc, heated towel rail, inset spotlights, extractor fan, under floor heating and tiled flooring.



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Bedroom 2

3.3m (10'10) x 3.25m (10'8)

With front aspect double glazed window, built-in double wardrobe and panelled radiator.

Shower Room

1.96m (6'5) x 1.7m (5'7)

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush wc, extractor fan, inset spotlights, shower boarded surround, heated towel rail, tiled flooring and under floor heating.



OUTSIDE:

To the front of the property is a parking area with shrub borders. A gravel parking area gives access to the GARAGE (17'4 x 9'9 plus recess) which has a remote controlled up and over door, power and lighting.

Two side gates give access to the rear garden where there is a patio area leading to the main garden which is laid to lawn with various shrub borders and useful storage shed. The garden is enclosed by fencing and hedging to provide a degree of privacy with views across Herefordshire countryside.



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COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

Agents Note

The garage to the property flooded in the previous owners occupation (pre 2018). Further details are available upon request from the agent.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. The central heating is oil fired. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

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DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill. On reaching the roundabout take the second exit sign posted Sutton St Nicholas. Continue through the village of Sutton St Nicholas heading towards Bodenham. On reaching the village of Bodenham continue through the village turning left into Brockington Road and first left again where the property is located on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

17th August 2025

ID41081

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

