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15 Millcroft Road, Bodenham, Herefordshire, HR1 3LX

Situated to the north of Hereford city in the popular village location of Bodenham, a four bedroom detached family home which has been extended through the years to provide ample living accommodation. The property has the added benefit of double glazing where specified and oil central heating.

£425,000 (Freehold)

Residential Sales

15 Millcroft Road, Bodenham, Herefordshire, HR1 3LX

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, petrol station with shop, Church, village hall with tennis courts and doctor's surgery. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway station.

DESCRIPTION

The subject property is a extended four bedroom detached family home with oil central heating and double glazing where specified. The property also has the added benefit of off road parking, garage and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, dining room, family room, kitchen, rear porch, utility, first floor landing with access to four bedrooms, ensuite to master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed patio door giving access to the;

Entrance Hall

With front aspect double glazed window, panelled radiator, stairs to first floor, door to the kitchen and sitting room.

Sitting Room

3.78m (12'5) x 3.76m (12'4) (maximum)

With front aspect double glazed bay window, open fire with stone surround, panelled radiator, two wall lights and sliding door to the;

Dining Room

3.71m (12'2) x 3m (9'10) (maximum)

With side aspect double glazed window, panelled radiator, front aspect double glazed window, access to the family room and kitchen.



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Family Room

4.01m (13'2) x 3.58m (11'9)

With two side aspect double glazed windows, panelled radiator, two wall lights and double glazed patio door opening to the rear garden.



Kitchen

3m (9'10) x 3m (9'10)

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, integrated dishwasher, integrated under counter fridge, space for cooker with cooker hood over, pantry, panelled radiator, inset spotlights and door to;



Rear Porch

2.03m (6'8) x 1.8m (5'11)

With UPVC double glazed door to the garden, door to cloakroom, door to garage, tiled flooring and oil central heating boiler.

Cloakroom

1.98m (6'6) x 1.68m (5'6)

With side aspect single glazed window, low flush WC, pedestal mounted wash hand basin, work surface with space for tumble dryer and plumbing and space for washing machine, tiled floor and partially tiled wall surround.

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ON THE FIRST FLOOR:

Landing

With access hatch to loft space, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

3.61m (11'10) x 3.91m (12'10) (minimum) opening to 19' 10 maximum

With front and rear aspect double glazed windows, panelled radiator, built in wardrobe, dressing table and door to ensuite bathroom.

Ensuite Bathroom

2.01m (6'7) x 1.98m (6'6)

With rear aspect double glazed window, suite comprising panel enclosed corner bath with mixer tap with shower attachment, vanity wash hand basin, low flush WC, panelled radiator, fully tiled wall surround and vinyl flooring.



Bedroom 2

3.78m (12'5) x 3.18m (10'5) (maximum)

With front aspect double glazed window, panelled radiator and built in wardrobe with sliding doors.

Bedroom 3

3m (9'10) x 2.97m (9'9)

With rear and side aspect double glazed window and panelled radiator.



Bedroom 4

2.79m (9'2) (maximum) x 2.57m (8'5) (maximum)

With front aspect double glazed window, panelled radiator and raised storage cupboard over the bulkhead.

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Bathroom

2.74m (9') x 1.68m (5'6)

With two rear aspect double glazed windows, suite comprising shower cubicle with electric shower, bath with mixer tap and shower attachment, low flush WC, vanity wash hand basin, panelled radiator, fully tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a block paved hard standing area giving access to the GARAGE (15' 11 X 11' 11) with up and over door, power and lighting and door to the rear porch. The front is laid to lawn with various shrub borders and side access gate giving access to both sides of the property. To the immediate rear of the property is a patio giving access to the main garden which is laid to lawn, which continues to the right hand side of the property. There are various shrub and tree borders and the garden is enclosed by fencing to provide a degree of privacy. The property also has the added benefit of an outside storage shed and the oil tank is located in the rear garden.



Estate Agent's Note

The garage, utility and cloakroom have flooded previously. The property has the benefit of solar panels. Please speak to a member of staff for more information.

COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. 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.

DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill. Continue up and over Aylestone Hill and at the roundabout take the second exit signposted Sutton St Nicholas. Proceed through the village of Sutton St Nicholas and continue to the village of

Bodenham. On reaching the village of Bodenham, continue through the village and turn left just before the public house. After approximately 200 metres, the property can be found on the left hand side.

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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.

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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.

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.

