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16 Britten Close, Off Bodenham Road, Hereford, HR1 2TT

A mature, semi-detached double glazed home located just off Bodenham Road to the east of the city centre. Driveway, Garage/Studio area and good rear garden.

£285,000 (Freehold)

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LOCATION

16 Britten Close is located at the end of a mature residential cul de sac, set off Bodenham Road and just to the north of central Hereford. The locality is served by a range of amenities with Hereford as a whole offering a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

16 Britten Close is a semi-detached home which has the benefit of replacement double glazed windows and a gas fired central heating system. On the ground floor, the property has two principal reception rooms together with a kitchen and on the first floor there are three bedrooms and a bathroom. The property would now benefit from some refitting and upgrading works. There is a driveway to the former garage which has most recently been used as a workshop area and at the rear there is an appealing south-west facing lawned garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Hall

3.66m (12') x 1.7m (5'7)

Approached through a double glazed door with adjacent window and with a radiator, stairway off, wood laminate flooring, door to under stair cupboard, door to kitchen and door to;



Sitting Room

4.75m (15'7) x 3.43m (11'3)

With a double glazed window to the front, tiled fire surround, radiator and with a 4' 8 wide opening to the:

Dining Room

3.28m (10'9) x 2.9m (9'6)

With a double glazed sliding patio door opening to and overlooking the rear garden, radiator and second door to;



Kitchen

3.33m (10'11) x 2.26m (7'5)

With a double glazed window overlooking the rear garden, gas fired boiler, single drainer stainless steel sink unit and with original range of units together with a further pair of eye level cabinets. Door to pantry cupboard and door to side passage.



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ON THE FIRST FLOOR:

Landing

2.72m (8'11") x 2.18m (7'2") (including stairwell)

With a double glazed window to the side, access hatch to loft space, wall mounted thermostat and with doors to;



Bedroom 1

4.9m (16'1") (maximum) x 3m (9'10")

With a double glazed half bay window to the front, radiator and airing cupboard with hot water cylinder.



Bedroom 2

3.33m (10'11") x 3m (9'10")

With a double glazed window overlooking the rear garden. Radiator.



Bedroom 3

2.18m (7'2") x 2.16m (7'1") (9' 11" into door recess)

With a double glazed window to the front, radiator and a pair of doors to an over-stair store cupboard.

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Bathroom

2.18m (7'2) x 1.65m (5'5)

With white suite comprising bath with electric shower over, wall hung wash basin and low level WC. Part tiled walls, double glazed window, extractor unit and radiator.



OUTSIDE:

The property has the benefit of a 2/3 car length concrete driveway. Off the driveway, a door opens to a covered side passage which is approximately 17' long by an average of 5' wide with triplex roof over and having a door to the front and door to the rear. A double glazed door then opens to;

FORMER GARAGE

5.18m (17') x 2.34m (7'8)

Now utilised as a workshop/store with a double glazed window to the front and rear, wood laminate flooring and double glazed door. The area is provided with electric light and power points.



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Garden

At the side of the property there is a covered area and to the rear of the property there is an extensive garden which is lawned and has a mix of timber panel fencing borders. The rear garden enjoys a pleasant south-westerly aspect.



COUNCIL TAX BAND C

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.

SERVICES

It is understood that mains electricity, gas, 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

From central Hereford, proceed east for the length of St Owen Street and enter Ledbury Road. At the roundabout by the Rose and Crown public house, turn left into Bodenham Road and then take the first left into Britten Close. Number 16 will be identified towards the end of the cul de sac by the agent's for sale board.

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.

14th March 2026

ID42500

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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.

Energy rating and score

This property's energy rating is D. 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		78 C
55-68	D	68 D	
39-54	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.

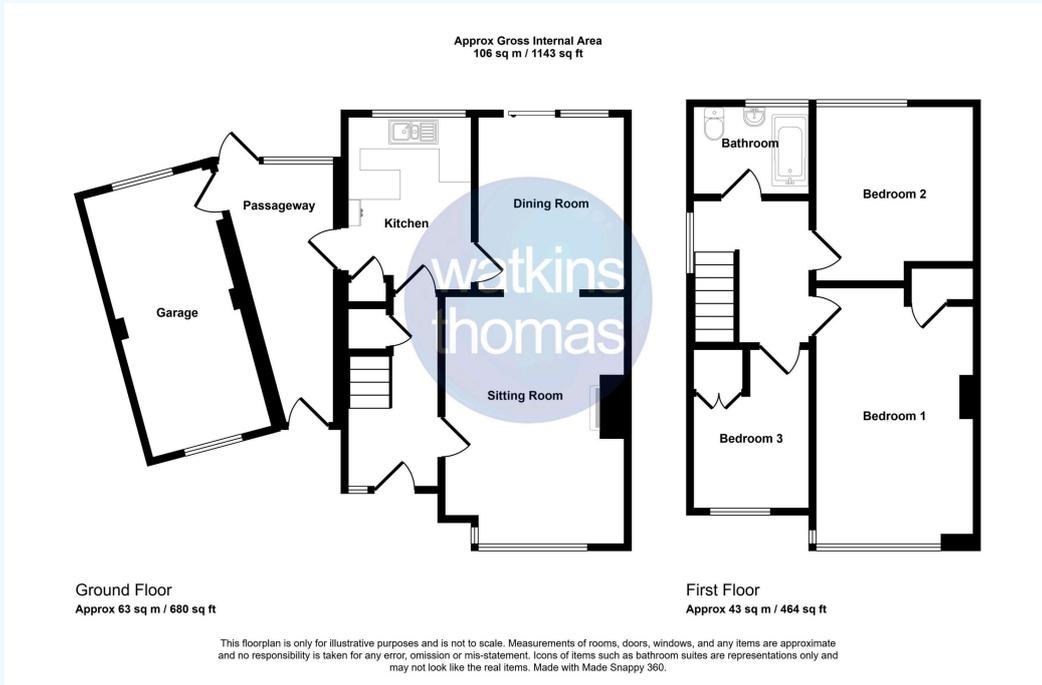
For properties in England and Wales:

- 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.



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