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2 Brockington Road, Bodenham, Herefordshire, HR1 3LR

Situated to the north of Hereford city in the popular village location of Bodenham, a well presented two bedroom link detached bungalow with gas central heating, double glazing where specified, off road parking and enclosed rear garden.

£285,000 (Freehold)

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LOCATION

The property is located to the north of Hereford in the popular village location of Bodenham. In the village is a doctor's surgery, public house, village hall, petrol station including shop and Church. Further amenities can be found in the town of Leominster or the city of Hereford. 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 link detached bungalow with gas central heating, double glazing where specified, off road parking and enclosed rear garden. The accommodation comprises entrance porch, entrance hall, sitting room, conservatory, kitchen, two bedrooms, shower room and side porch. In more detail, the accommodation comprise;

ON THE GROUND FLOOR:

Side aspect double glazed panelled entrance door leading to the;

Entrance Porch

With side aspect double glazed window and double glazed UPVC door to the;

Entrance Hall

With panelled radiator, smoke alarm, thermostat for central heating and door to the;

Sitting Room

4.75m (15'7) x 3.35m (11')

With two rear aspect double glazed windows, three wall lights, TV point, panelled radiator and rear aspect double glazed french doors to the;



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Conservatory

3.81m (12'6) x 2.87m (9'5)

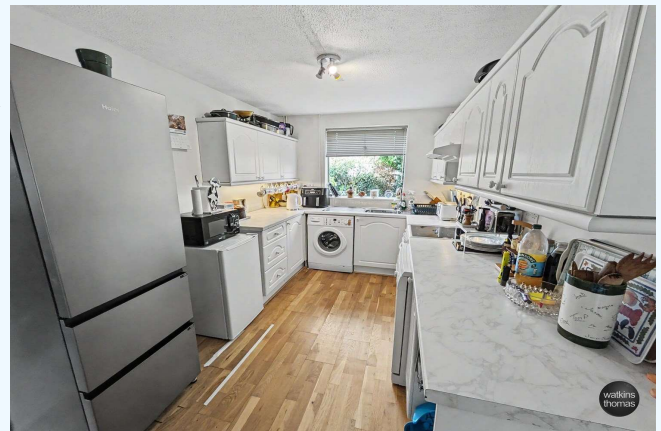
With rear and side aspect double glazed windows, two double glazed doors, wooden flooring, wall light and fitted blinds.



Kitchen

4.09m (13'5) x 2.44m (8')

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units, plumbing and space for washing machine, space for dishwasher, space for cooker with cooker hood over, space for upright fridge/freezer, laminated flooring, panelled radiator and side aspect glazed door to the;



Porch

1.98m (6'6) x .99m (3'3)

With front and side aspect double glazed windows, tiled flooring and double glazed door to the rear garden.

Bedroom 1

3.71m (12'2) x 2.9m (9'6) (to the wardrobe)

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

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Bedroom 2

3.45m (11'4") x 2.13m (7') (plus door recess)

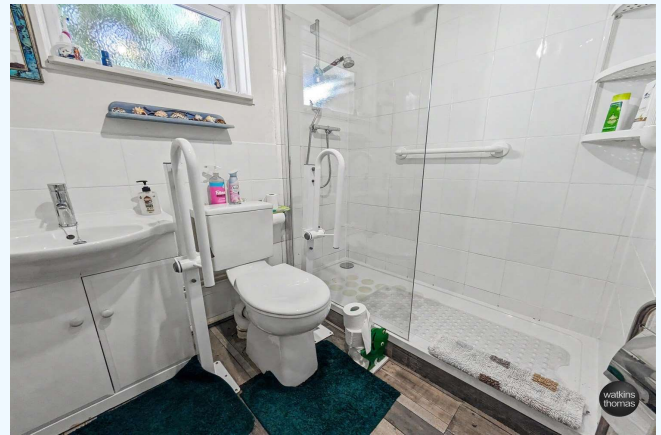
With front aspect double glazed window and panelled radiator.



Shower Room

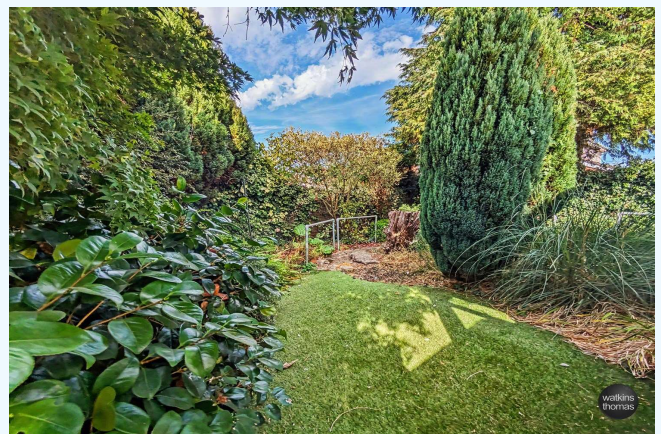
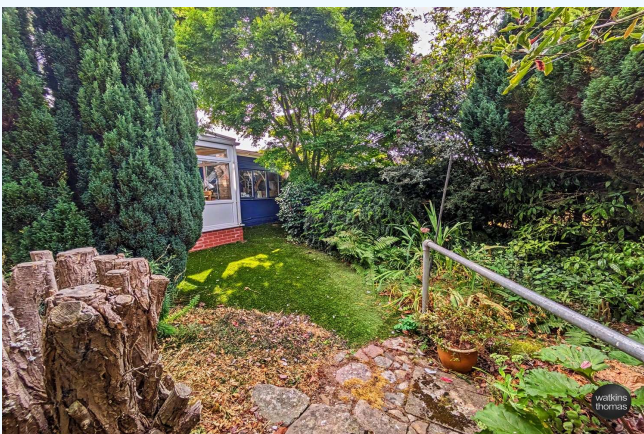
2.41m (7'11") x 2.11m (6'11")

With side aspect double glazed window, suite comprising double shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush WC, partially tiled wall surround, cupboard housing the gas central heating boiler, heated towel rail, extractor fan and inset spotlights.



OUTSIDE:

To the front of the property is a gravelled garden and a shrub border. A driveway gives access to the garage which has electric up and over roller door, power, lighting, rear aspect window and personnel door to the rear garden. To the immediate rear of the property the garden has been landscaped with various shrubs with artificial lawn to one section of the garden and a path leading to the porch. The garden is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND C

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, 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 out of Hereford up and over Aylestone Hill. On reaching the roundabout, take the second exit signposted Sutton St Nicholas. Continue along the road, passing through the village of Sutton St Nicholas and continue to the village of Bodenham. On reaching the village of Bodenham, continue through the village turning left just before the public house into Millcroft Road. Take the first left onto Brockington Road where the property is located on the right 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.

2nd September 2026

ID43567

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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.

