

4, Orchard Close, Hereford, HR1 3JJ
Price £265,000

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4 Orchard Close Hereford

Nestled in the charming village of Bodenham, North of Hereford is this delightful semi-detached house on Orchard Close. With three well-proportioned bedrooms and a well appointed bathroom, this property is ideal for families or those seeking extra space.

One of the standout features of this property is the ample driveway parking accommodating several vehicles, and leads to the detached garage.

Surrounded by the picturesque countryside, this location offers a peaceful retreat while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the tranquility of rural living or seeking a family home, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

CALL 01432-266007 TO ARRANGE YOUR VIEWING APPOINTMENT

- Semi-detached family home
- Three bedrooms
- Living room & dining room
- Kitchen with appliances
- Enclosed rear garden
- Detached garage
- Ample driveway parking
- Popular village location
- No onward chain

Material Information

Price £265,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: C

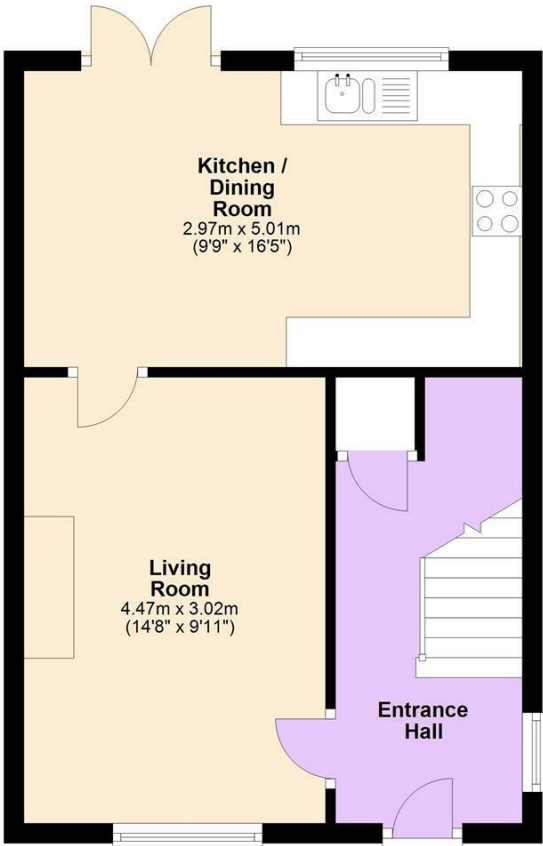
EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

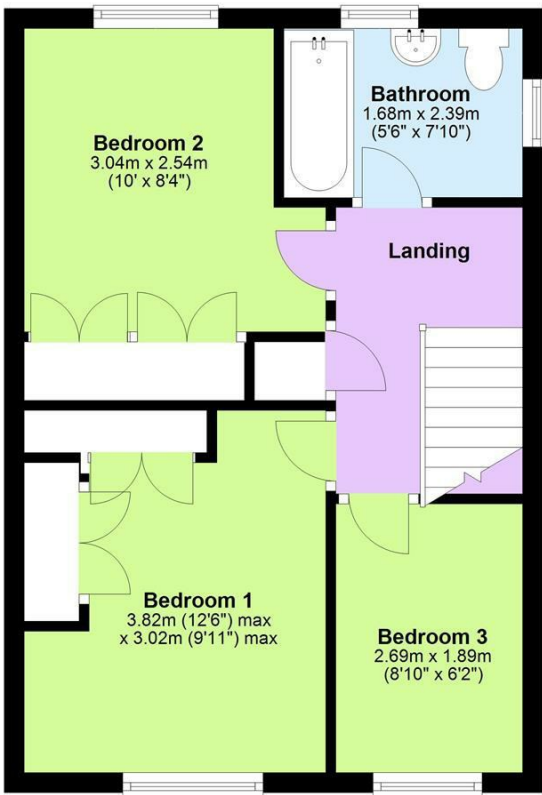
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This gas centrally heated and double glazed property has accommodation to include; entrance hallway with stairs up, living room, dining room and fitted kitchen with some integrated appliances. To the first floor can be found a bathroom with fitted suite, two double bedrooms and one single bedroom.

Property Description

The property is entered via the canopy porch entrance door into the hallway that features laminate flooring, double glazed window to the side, large under stairs storage cupboard, stairs to the first floor and door into the living room with double glazed window to the front, wall mounted electric fire and further door to the dining room. The dining room has a tiled floor, double glazed patio doors onto the rear garden and a large opening into the fitted kitchen where can be found the Worcester boiler, fitted oven and microwave, integrated fridge and freezer, electric hob and extractor fan over. From the hallway carpeted stairs rise up to the first floor landing with loft access, fitted cupboard with slatted shelving and all doors leading off. The bathroom has obscure double glazed windows to the side and rear, inset spotlights, heated towel rail, panel bath with shower over, vanity sink unit and a hidden cistern WC. Bedroom one features laminate flooring, double glazed window to the rear, fitted wardrobes with shelving and hanging space, bedroom two has a double glazed window to the front, wardrobes with hanging space and shelving, bedroom three has a double glazed window to the front.

Garden & Parking

Approached from the road via a driveway which provides parking for several vehicles and leads to the garage which is accessed via a metal up and over door. The front is laid to lawn and enclosed by hedges. The rear garden is accessed either from the patio doors or a metal pedestrian gate from the driveway. There is a patio area with outside tap and the rest of the garden is gravelled with shrubs and bushes and is all enclosed by wooden fencing and trees.

Location

Located on a cul-de-sac within the popular village of Bodenham approx 7 miles South of Leominster and 8 miles North of Hereford City with a range of local amenities to include shop, post office, public house, primary school and church. More extensive facilities are available in both Leominster and Hereford, the popular market town of Leominster boasts a wealth of independent local shops, a weekly open air market, national supermarkets and a host of recreational facilities and was recent runner up in a nation High Street competition. Hereford City offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Services

All mains services are connected to the property.

Broadband

Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast--Not available--Not available Unlikely
Networks in your area - Openreach

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three None None
O2 Limited Limited
Vodafone Limited Limited

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

Directions

Leave Hereford City centre on the A465 Aylestone Hill and on reaching the roundabout at the bottom go straight over signposted Bodenham. Continue through the village of Sutton St Nicholas and after another 3 miles you will enter Bodenham where Orchard Close is found on the left hand side.

