

FOR
SALE



6 Fieldway, Sutton St Nicholas, Hereford HR1 3BY

£259,995 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular village location, a deceptively spacious 5 bedroom house offering ideal family accommodation. Although in need of some modernisation, the property which is offered for sale with no onward chain has the added benefit of generously sized living accommodation, private rear garden, 3 WCs and to fully appreciate the potential of this property we recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- 5 Bedroom semi-detached house
- 2 reception rooms, kitchen, utility and 2 WCs
- Requires a degree of modernisation
- Ideal family home
- No onward chain



ROOM DESCRIPTIONS

Entrance Porch

Accessed through a uPVC entrance door the porch has vinyl flooring, double glazed windows with opening vents and roller blinds, electric light and uPVC door to the

Reception Hall

With radiator, stairs to the first floor, under stairs cupboard, coat hooks and door to the

Cloakroom

With low flush WC, wash hand basin with tiled splash back and a double glazed window.

Large Lounge

A light and airy room with radiator, two large double glazed windows to the front aspect, fire surround with hearth display and mantle and solid fuel fire.

Kitchen

In need of modernisation but currently comprising single drainage sink unit, wall and base cupboards, work surfaces, space for appliances, double glazed window to the rear and access to the

Dining Room

With radiator, double glazed window and door to the rear and sliding door to the

Utility Room

With space and plumbing for washing machine, sink unit, double glazed window to the rear, internal door to the garage and push button door to a further ground floor cloakroom with low flush WC.

First Floor Landing

With fitted carpet, access hatch to the loft space, airing cupboard, storage cupboard with shelving and door to

Bedroom 1

With radiator and two double glazed windows to the front aspect.

Bedroom 2

With radiator and a double glazed window to the rear.

Bedroom 3

With radiator and a double glazed window to the rear.

Bedroom 4

With a double glazed window to the rear.

Bedroom 5

With a double glazed window to the front aspect and a built in storage cupboard.

Bathroom/Wet Room

With a large shower area with a hand rail, bath, WC, wash hand basin, tiled wall surround, radiator, wall mounted electric heater and a window.

Outside

To the front of the property there is a drive providing off road parking with a paved path leading to the front entrance door. To the side of the property there is a garage with up and over door, power and light points, ample storage space, meter cupboards and door to the Rear store room/utility

With power and light points and an internal door to the utility room and rear garden.

The rear garden is mainly laid to lawn enclosed by fencing to maintain privacy and offers an ideal sun trap.

Agents Note

The garage and store room are currently divided by a wall which could be removed to make it one tandem length double garage if required.

Services

Mains water, electricity, drainage and gas are connected.

Outgoings

Council tax band C - £2,074.79 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city over Aylestone Hill, at the bottom of the hill take the second turning off the roundabout sign posted Sutton St Nicholas, on entering the village turn left at the crossroads and then immediately right into Fieldway.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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