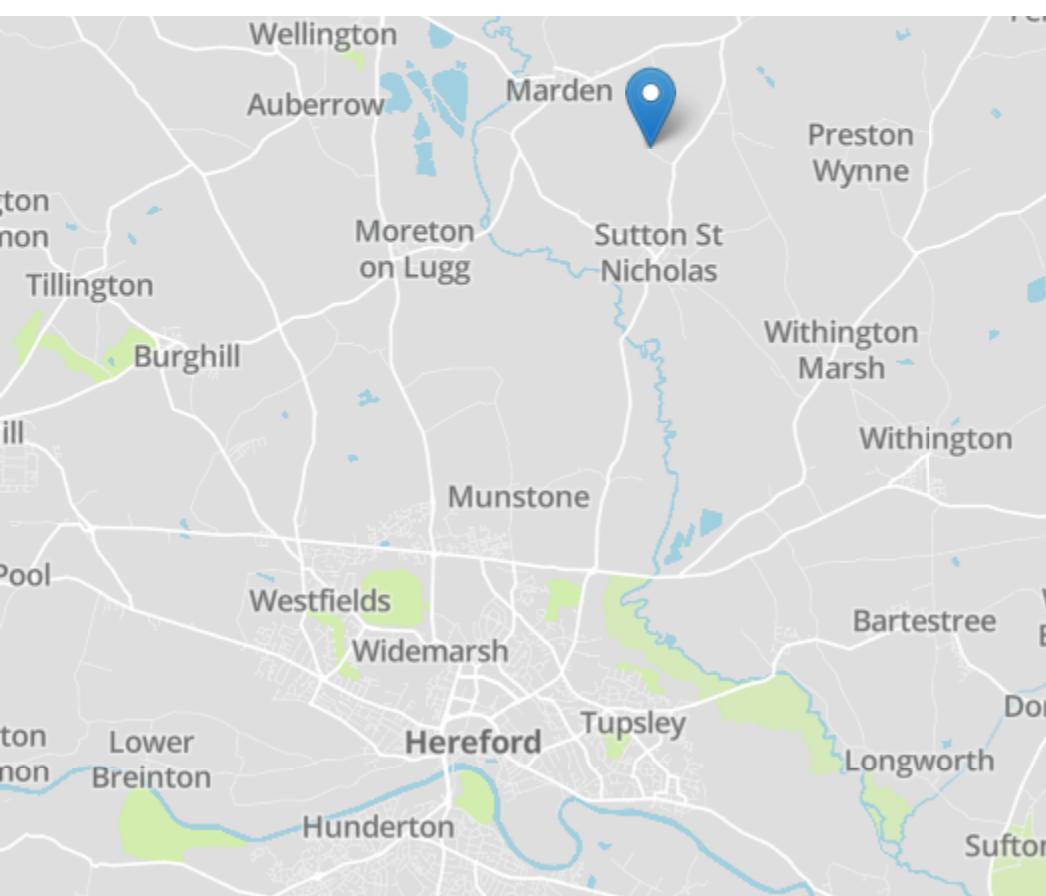




## DIRECTIONS

From Hereford City proceed onto Aylestone Hill A465, and at the roundabout take the 2nd exit towards Sutton St Nicholas, after 3.1 miles turn left at Franklands Gate towards Burmarsh and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words':///annoys.rainwater.definite



## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains electricity, water, and gas are connected to the property. Private drainage shared between 8 properties. Half yearly charge of approximately £25. to empty the tank.

### Outgoings

Council tax band 'B'

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

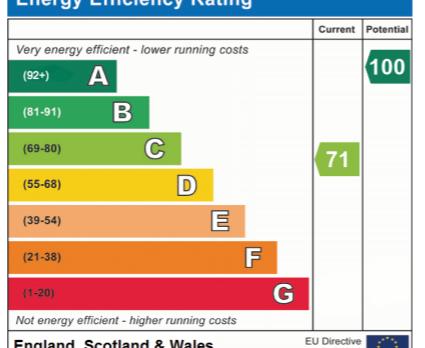
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

### Energy Efficiency Rating



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

7 Burmarsh Cottages,  
Sutton St Nicholas Hereford HR1 3BW

**£260,000**



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • beautifully presented 3 bed mid terrace property

**Hereford 01432 343477**

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#### OVERVIEW

A mid 20th century character red brick, 3 storey, mid terraced property with countryside views, offering: living room, dining room, kitchen, 3 bedrooms, bathroom, and garden with sheds.

Pleasantly located in the Burmarsh area of Sutton St Nicholas, approximately 5.5 miles northeast of Hereford City. This property is conveniently situated having a host of amenities available at the adjoining villages of both Marden and Sutton St Nicholas respectively, including primary schools, local Post Office and stores, general shop, and coffee house.

#### IN MORE DETAIL THE PROPERTY COMPRISSES:

Approached from the front aspect, over a gravelled area, leads to a hard wood front door:

#### Living Room

4.3m x 4.55m (14' 1" x 14' 11")

With double-glazed window to the front aspect, double-door to under stairs storage cupboard, multi-fuel fire in a feature exposed brick fireplace, TV point, power points, phone point, radiator, and laminate flooring.

Door to:

#### Dining Room

4.50m x 2.92m (14' 9" x 9' 7")

With double-glazed door to rear garden, fitted storage shelving with oak effect working surface and soft close cupboard doors beneath, power points, tower radiator, ceiling light point, electrical consumer unit, mains gas point, and tile flooring. Door to:

#### Kitchen

2.4m x 2.7m (7' 10" x 8' 10") Single storey with a recently re-fitted roof. Having double-glazed window to rear elevation, fitted units, drawers under the roll top working surfaces, eye level units, inset 1.5 bowl stainless steel sink, chrome mixer tap over, drainer, splash tiling, electric Logic hob, Logix chest height single oven, spaces for fridge-freezer and washing machine, power points, and tile-effect lino flooring.

Stairs from dining room leads to:

#### FIRST FLOOR

##### Landing

With fitted carpet and ceiling light point. Door to:

##### Bedroom 2

3.25m x 2.25m (10' 8" x 7' 5") Having double-glazed window to the front elevation with countryside views, power points, tower radiator, fitted carpet, ceiling lights, and door to walk-in-wardrobe with storage shelving.

#### Bedroom 3

2.75m x 1.72m (9' 0" x 5' 8") Having double-glazed window to the rear elevation, airing cupboard which houses the Worcester Bosch combi boiler, power and USB points, radiator, ceiling light point, TV, telephone point, and exposed wood flooring.

#### Bathroom

4.65m x 1.96m (15' 3" x 6' 5") Having double-glazed obscured glass window to the rear elevation, good size bath with mains mixer shower over, low level WC, wash hand basin with chrome tap over and fitted vanity unit with integral mirror above, original fireplace, chrome heated towel rail, spot lights and lino flooring.

From the landing stairs leads to:

#### SECOND FLOOR

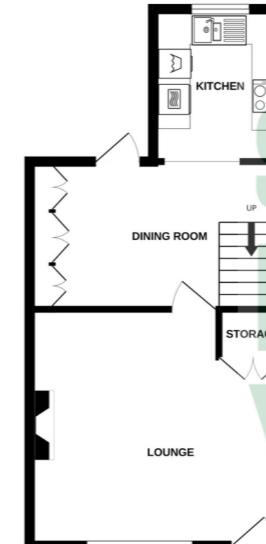
##### Bedroom 1

3.85m x 4.55m (12' 8" x 14' 11") into a window seat with a double glazed window at the rear elevation with countryside views. This room is in the eaves and does have some restricted head space. Having eaves storage, power points, radiator, wall light point, TV, Telephone points, and fitted carpet.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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#### OUTSIDE

The front garden is of low maintenance with a gravelled area and the boundary is created with picket fencing and gate. The rear garden is also low maintenance and is well presented, and has an Indian Sand Stone patio seating area directly off the property, ideal for entertaining, and from here is of low maintenance lawned section. There are 2 garden outbuildings, one being of traditional construction where there would have been an outside toilet, and the other being a modern construction with a flat roof and is currently being used as a gym, but could be used as a work from home building. The rear of the garden there is the added benefit of a gated access leading to an on street communal parking area.



#### At a glance...

- Living Room 4.3m x 4.55m (14' 1" x 14' 11")
- Dining Room 4.50m x 2.92m (14' 9" x 9' 7")
- Kitchen 2.4m x 2.7m (7' 10" x 8' 10")
- Bedroom 2. 3.25m x 2.25m (10' 8" x 7' 5")
- Bedroom 3. 2.75m x 1.72m (9' 0" x 5' 8")
- Bathroom 4.65m x 1.96m (15' 3" x 6' 5")
- Bedroom 1. 3.85m x 4.55m (12' 8" x 14' 11")

#### And there's more...

- Popular village location
- Close to local amenities