

FOR  
SALE



4 Railway Terrace, Stretton Sugwas, Hereford HR4 7AB

£240,000 - Freehold

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

## PROPERTY SUMMARY

Situated on the Western outskirts of Hereford City, a well presented 3 bedroom mid terraced home offering ideal first time buyer/ small family accommodation. The property has the added benefit of gas central heating, double glazing, detached large garage, rear garden with fine views across open countryside, an additional front garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Mid terraced house*
- *Three bedrooms*
- *Ideal first buyer/small family accommodation*
- *Must be viewed*
- *Well presented throughout*
- *Situated on the outskirts of Hereford City*
- *Off road parking, garage & gardens*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Kitchen

Fitted with matching wall and base units, ample work surface space, sink and drainer unit, free standing cooker with electric oven and 4 ring gas hob, space for freestanding fridge/freezer, under counter space for washing machine, integrated dishwasher, radiator, tiled floor, two ceiling lights points and door into

### Lounge/Dining room

Dining space

With fitted carpet, radiator, carpeted stairs leading up with useful under stair storage cupboard, ceiling light point and opening into

Living area

With fitted carpet, radiator, double glazed french doors into the garden, wood burning stove with tiled hearth with recesses to both sides, one with fitted shelving and cupboard housing the fuse box.

### First floor landing

With fitted carpet, loft hatch, smoke alarm and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear aspect with views towards Credenhill woods, single built in wardrobe with double hanging rail and double built in cupboard with gas central heating boiler and fitted wooden shelving.

### Bedroom 2

With wood effect flooring, double glazed window to the front aspect and radiator.

### Bedroom 3

With door into dressing area, with fitted carpet, ceiling light point and opening into bedroom area with fitted carpet, radiator and double glazed window to the front aspect.

### Bathroom

Three piece white suite comprising p shaped panelled bath with mains fitment shower head over and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, heated towel rail, ceiling light point and vinyl flooring.

### Outside

To the rear a stoned patio for ease and low maintenance offering a pleasant outlook towards the countryside with concrete steps leading down to the remainder of the garden which is mostly laid to lawn with a concrete path, with a border of ornamental shrubs and fruit trees, the rear garden is enclosed by hedging and fencing.

To the front of the property, there is off road parking for several vehicles, a large garage space with electric, lean to for storage and/or wood store, and gate leading into a further garden space. This is a private stoned area for ease and low maintenance with outside summerhouse and steps leading to a raised lawned area bordering an open paddock.

### Directions

Proceed west out of Hereford along Kings Acre Road taking the left hand turning towards Credenhill, at the roundabout take the first exit into Stretton Sugwas and take the first left towards Stretton Sugwas primary, follow the road around to the right past the school and follow it round to the left and up the top where number 4 is situated on the left with the parking and garage opposite.

### Services

Mains water, gas and electricity are connected. Private drainage system. Gas-fired central heating.

### Outgoings

Council tax band B, Payable 2024/2025 £1812

Water and drainage rates are payable.

### Money laundering regulations

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

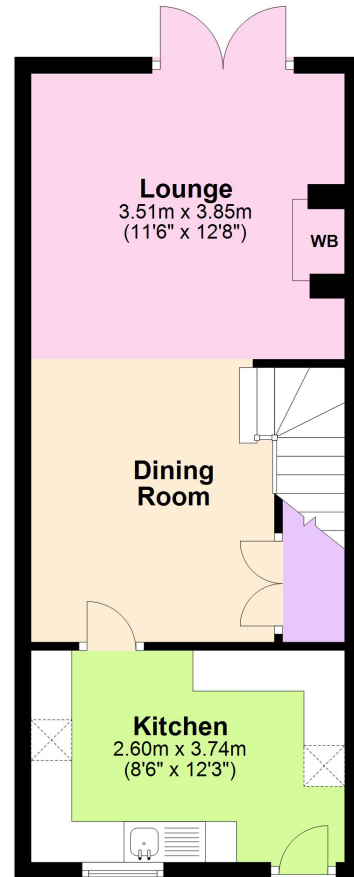
### Viewings

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



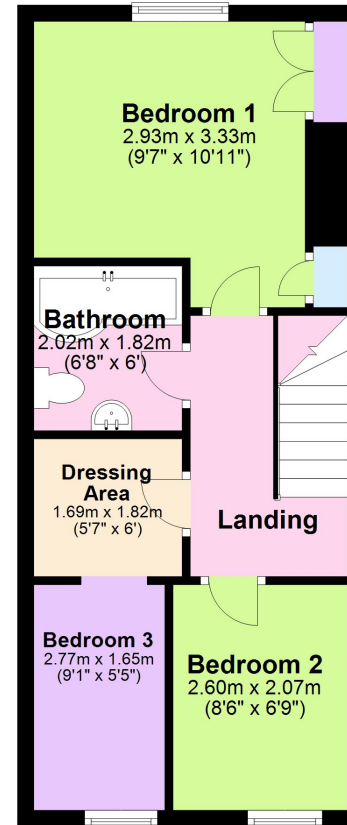
### Ground Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



### First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

## 4 Railway Terrace, Stretton Sugwas, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	74
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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