

FOR  
SALE



35 Fieldway, Sutton St Nicholas, Hereford HR1 3BY

£295,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular village location, a 3 bedroom detached bungalow offering ideal retirement accommodation. The property has the added benefit of gas central heating, good sized front and rear gardens, driveway and carport. We recommend an internal inspection.

## POINTS OF INTEREST

- *Popular Village location.*
- *3 bedroom detached bungalow.*
- *Good sized front and rear gardens.*
- *Driveway and carport.*
- *Ideal for retirement.*
- *Viewing essential.*



## ROOM DESCRIPTIONS

### Side entrance

Door to

### Reception Hall

Two radiators, central heated thermostat, access hatch to the loft space, built in cloak cupboard and built in airing cupboard with shelving.

### Living Room

Laminate flooring, radiator, large double glazed window to the front aspect, and display shelving.

### Kitchen

Comprising 1 ½ bowl sink unit with mixed tap over, range of wall and base cupboards, work surfaces with tiled splash backs, laminate flooring, radiator, space for upright fridge and big freezer, wall mounted gas central heating boiler, space and plumbing for automatic washing machines, space for cooker and glazed panel door to the side porch/utility.

### Side Porch/Utility

Power and light points, radiator, ample storage space, double glazed windows, and door to the garden.

### Bedroom 1

Radiator, space for wardrobes, double glazed window to the rear.

### Bedroom 2

Radiator, double glazed window to the rear, built in double wardrobe.

### Bedroom 3

Radiator, double glazed window to the rear.

### Bathroom

Suite comprising bath, with shower unit over, pedestal wash hand basin, low flush WC, partially tiled wall surround, radiator, laminate flooring, double glazed window.

### Outside

To the immediate rear of the property is a paved patio area providing a perfect entertaining space which leads onto the main garden, which is laid to lawn, enclosed by fencing and hedging to maintain privacy.

To the side of the property there is a raised vegetable plot, access to the rear can be gained by both sides of the property also useful outside tap.

To the front of the property there is an attractive long garden, bordered by flowers and shrubs enclosed by hedging, with driveway to the side providing off road parking facilities leading up to the covered car port.

### Services

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

### Outgoings

Council tax band C, payable 2024/25 £2074.79. Water and drainage rates are payable.

### Viewing

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

### Directions

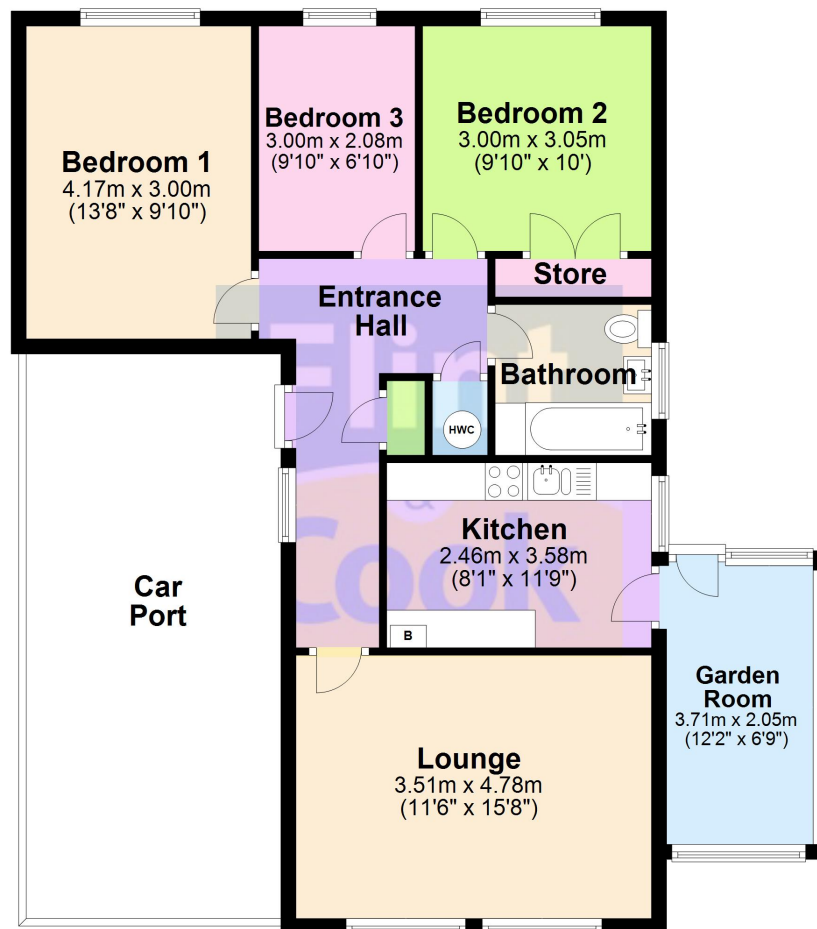
Proceed north out of Hereford City on Commercial Road, continue over Aylestone Hill, taking the second exit of the roundabout at the bottom of the hill, signposted for Sutton St Nicholas. On entering the village of Sutton St Nicholas, turn left at the crossroads and then first right onto Fieldway.

### Money laundering regulations

Prospective purchasers will be asked to produce identification documentation and proof of funds at time of making offer.

### Ground Floor

Approx. 79.5 sq. metres (855.6 sq. feet)



Total area: approx. 79.5 sq. metres (855.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>60</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		