

FOR  
SALE



13 Fieldway, Sutton St Nicholas, Hereford HR1 3BY

£195,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular village location, a three bedroom mid terraced house offering ideal first time buyer/ small family accommodation. The property comprises, two receptions, kitchen, conservatory and downstairs W/C to the ground floor with three bedrooms and bathroom to the first. The property also benefits from gas central heating, double glazing and we highly recommend a viewing. The property is also sold with NO ONWARD CHAIN.

## POINTS OF INTEREST

- Popular village location
- Three bedroom terraced house
- Gas central heating & double glazing
- Ideal first buyer/small family accommodation
- Two receptions, conservatory & downstairs W/C
- No onward chain!
- Single garage



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into

### Entrance porch

With tiled floor, power point, ceiling light point, tap and windows to the front with upvc door into

### Entrance hall

With wooden flooring, carpeted stairs leading up, radiator, space for coat storage and doors into

### Downstairs W/C

With low flush w/c, wash hand basin, radiator, tiled floor and window to the front.

### Living room

With fitted carpet, ceiling light point, large double glazed window to the front aspect and archway opening into the

### Dining room

With wood effect flooring, ceiling light with fan, radiator, door into the kitchen and sliding doors into the conservatory.

### Kitchen

Fitted with matching wall and base units, ample work surface space, sink and drainer unit, space for freestanding fridge/freezer, under counter space for washing machine and space for freestanding cooker, ceiling light point, tiled floor and double glazed window.

### Conservatory

With wood effect flooring, power, two wall lights, useful storage cupboard and double glazed window and sliding doors out to the rear garden.

### First floor landing

With fitted carpet, airing cupboard housing the gas central heating boiler, two loft hatches, ceiling light point and doors to

### Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, tv point and double built in wardrobe with hanging rail and fitted shelving.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect, useful built in storage cupboard and ceiling light point.

### Bedroom 3

With fitted carpet, radiator, double glazed window, ceiling light point and useful cupboard over the bulkhead.

### Bathroom

Three piece suite comprising panelled bath with electric shower over. bi-folding door and

### Outside

To the front a small area of lawn bordered by an array of ornamental shrubs with paved pathway leading to the front entrance porch.

To the rear a south west facing rear garden with an area of lawn bordered by matures plants and shrubbery with paved pathway leading to leading to a rear access gate with the garden enclosed by fencing. A short distance away from the property is a single garage with up and over door to front.

### Directions

Proceed north out of Hereford up Aylestone Hill, at the mini roundabout take the second exit continuing down Aylestone Hill and at the next roundabout take the second exit straight over towards Sutton St Nicholas, proceed into the village and at the pub turn left and then right into Fieldway, take the first left and the property is situated on the left hand side.

### General Information

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Services

All mains services are connected. Gas-fired central heating.

#### Outgoings

Council Tax Band B

Water and drainage are payable.

#### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

#### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

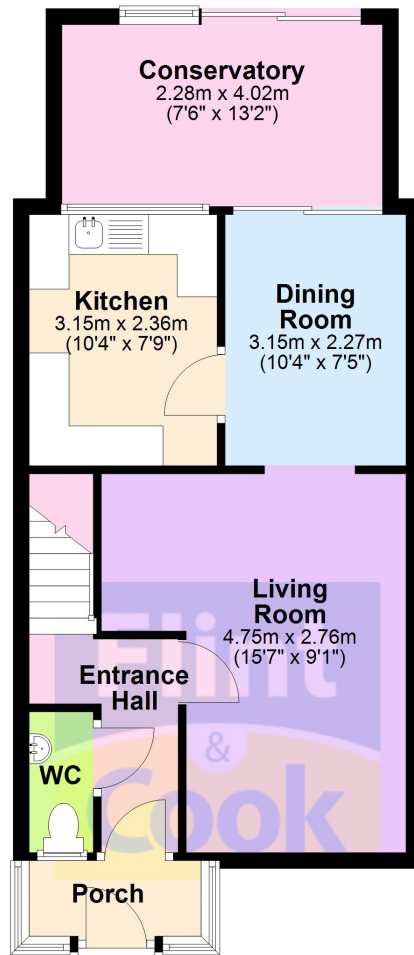
#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

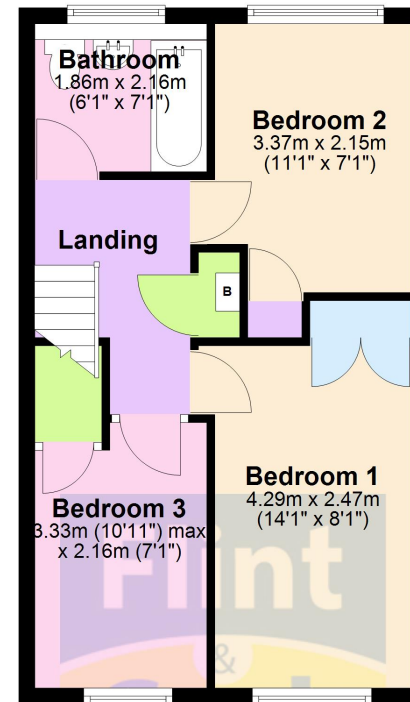
## Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
EU Directive 2002/91/EC		