



GENERAL INFORMATION

Tenure

Freehold

Services

Oil Fired Central Heating. Mains Electric. Septic Tank. Oil Fired Central Heating

Outgoings

Council Tax Band D

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

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

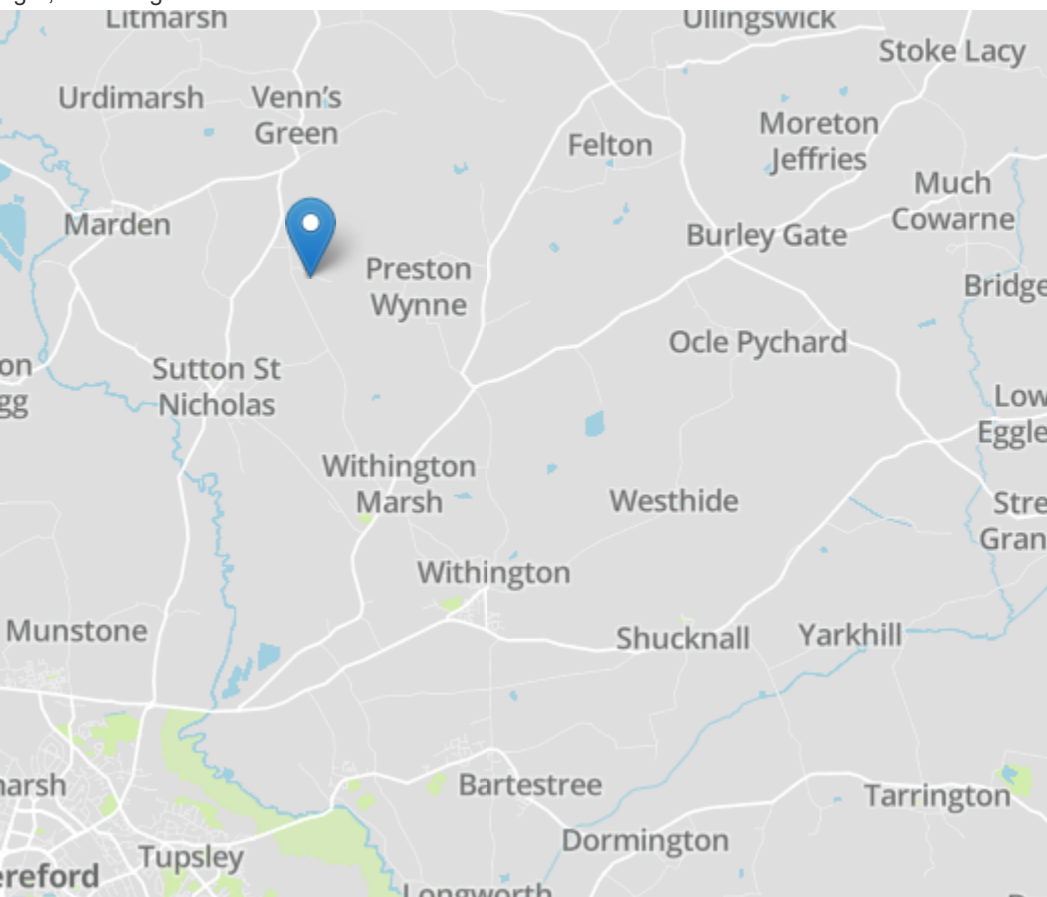
Brookleigh, Sutton St Nicholas Hereford HR1 3NS

Guide Price £370,000



DIRECTIONS

Leaving King St, Hereford HR4 9BW, UK - Head west on King St towards Bridge St, Continue onto St Nicholas St Turn right onto Victoria St - At the roundabout, take the 1st exit onto Edgar St/A49 Leominster, Turn right onto Hereford City Link Rd/A465 0.7, Turn left onto Aylestone Hill/A465 Go through 2 roundabouts, At the next roundabout, take the 3rd exit onto A4103 toward Sutton St Nicholas, Continue and turn onto Wyatt Rd, Turn left and the Destination will be on the right, Brookleigh.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

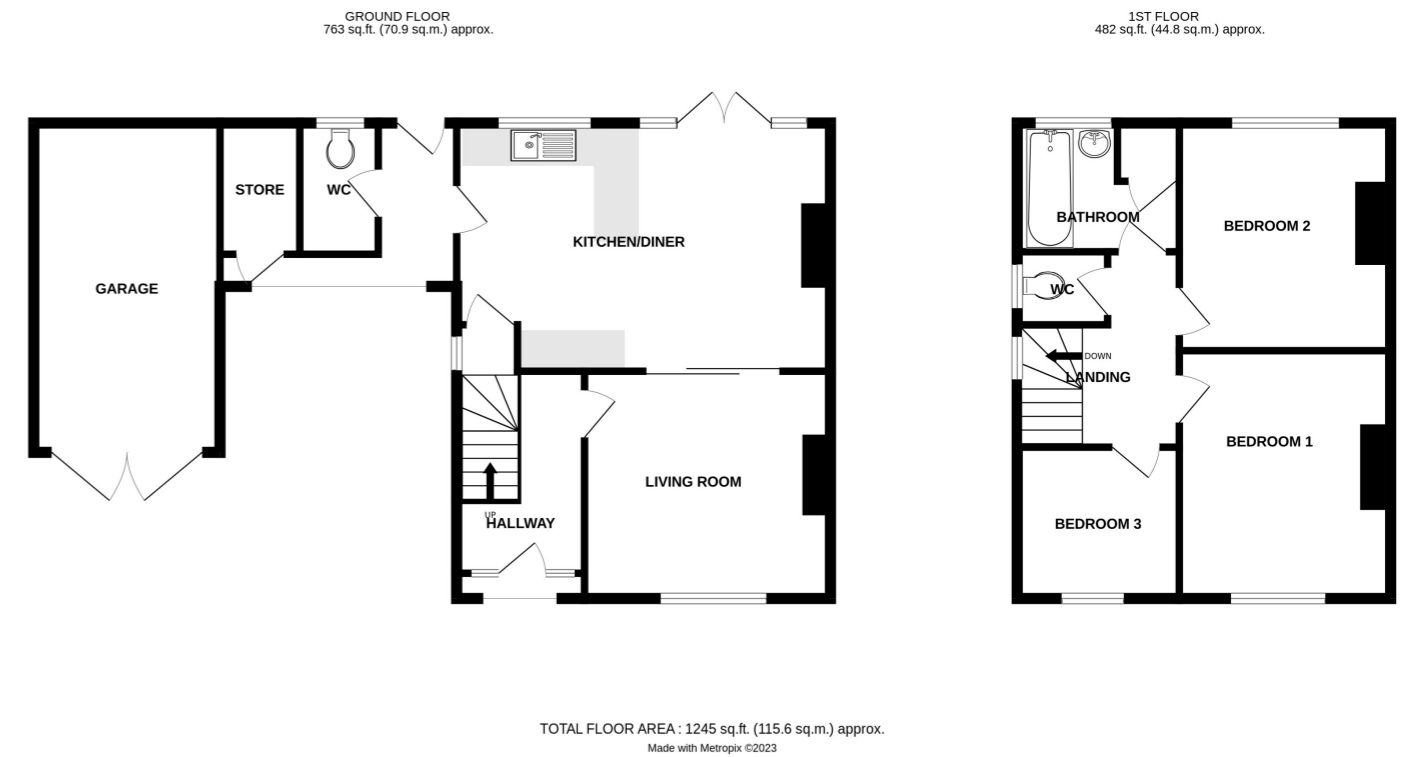
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 of 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.



• 3 bedroom detached property • garage and off road parking • rural location • large rear garden • oil fired central heating

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Built in mid 1950's this family home sits on a large plot in a rural position with scope to modernise the property and extend (subject to planning). Located just north of Sutton St Nicholas this rural location is both private and peaceful. Outside there are gardens to the front with a small brook running across the garden, at the rear is a large south facing rear garden with outbuildings, pond, vegetable beds and more.

Entrance Hall

Exposed wooden Parquet flooring, central heating radiator, ceiling light point and door leading through to:

Lounge

3.96m x 3.66m (13' 0" x 12' 0")
Exposed wooden flooring, feature fireplace, double glazed window to the front elevation, Three wall light points and sliding doors opening into:

Open Plan Kitchen / Dining

4m x 5.9m (13' 1" x 19' 4")
Exposed wooden flooring, log burning stove, ceiling light point, double glazed french doors opening to the rear garden.

The kitchen area has further double glazed windows to the rear elevation, a door to the side of the property for further access, large under stairs pantry space, fitted wall & base units with soft close doors, plumbing space for washing machine, electric 2 ring hob, electric oven, stainless steel sink and drainer with 1 & 1/2 bowl and ceiling light point.

First Floor Landing

The carpeted stairs lead to the first floor landing, with a double glazed window to the side elevation, ceiling light point and loft access.

Bedroom One

4m x 3.4m (13' 1" x 11' 2")
Double glazed window to the front elevation, feature fireplace, carpet flooring, radiator and ceiling light point.

Bedroom Two

3.8m x 3.3m (12' 6" x 10' 10")
Double glazed window to the rear elevation, feature fireplace, carpet flooring, radiator and ceiling light point.

Bedroom Three

2.47m x 2.43m (8' 1" x 8' 0")
Double glazed window to the front elevation, carpet tiled flooring, radiator and ceiling light point.

Separate W/C

Double glazed window to the side elevation, high level flush W/C, ceiling light point.

Bathroom

7' 1" x 5' 1" (2.16m x 1.55m)
Double glazed window to the rear elevation, bath with mixer taps, shower head over, wash hand basin, lino flooring, airing cupboard housing emersion heater and ceiling light point.

Outside

The property benefits from a gated access onto a tarmac driveway crossing over a small brook, allowing parking for 3+ vehicles and further access to a single garage. There is also a small storage room and outdoor W/C.

Through a pathway into the rear garden, there is an outbuilding, log store/lean to, small pond with pump & filter, large vegetable beds as well as a wealth of shrubbery and hedges

surrounding the border with planted fruit tree's too.

A single garage with barn doors to the front, lighting and power.

Agents Note

It is our understanding that there is a historical shared access across the driveway, allowing access to both properties.

More information available upon request

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Lounge 3.96m x 3.66m (13' 0" x 12' 0")
- Open Plan Kitchen / Dining 4m x 5.9m (13' 1" x 19' 4")
- Bedroom One 4m x 3.4m (13' 1" x 11' 2")
- Bedroom Two 3.8m x 3.3m (12' 6" x 10' 10")
- Bedroom Three 2.47m x 2.43m (8' 1" x 8' 0")

And there's more...