

FOR
SALE



3 Burmarsh Cottages, Sutton St Nicholas, Hereford HR1 3BW

£259,950 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful position in this popular rural location, a charming 3 bedroom cottage style property offering first-time buyer accommodation. The property which is up for sale with no onward chain has the added benefit of gas central heating, double glazing, attractive easy to maintain gardens, off-road parking, countryside views and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Charming 3 bed cottage style property*
- *2 Reception rooms*
- *Fitted kitchen & downstairs WC*
- *Excellent decorative order throughout*
- *Off road parking*
- *Ideal for first time buyer*
- *No Onward Chain - must be viewed*



ROOM DESCRIPTIONS

Front entrance door leads to the

Living Room

An impressive room with feature flooring, double radiator, double-glazed window to the front aspect, feature fireplace with hearth display and mantle over, gas coal effect stove and door leading to the

Dining room

With feature flooring, radiator, partial panelled walling and open plan access to the

Kitchen

With a range of wall and base units, ample solid wood worksurfaces, breakfast bar, tiled floor, upright radiator, Velux roof light, wall mounted central heating boiler, space for automatic washing machine and slimline dishwasher, 1 1/2 bowl sink unit with pot washer style mixer tap over, built-in double oven and 5 ring gas hob, extractor fan, recess spot lighting, double glazed window and door to the rear leading to the

Inner Hallway

With stairs to the first floor and door to

Downstairs Cloakroom

With low flush w/c, wash hand basin, decorative tiled floor,

Staircase leading to the first floor

Landing

Fitted carpet, leading to

Bedroom 1

A light and airy room with exposed floorboards, double radiator, picture rail, a range of built in wardrobes, double glazed window to the front aspect enjoying a fine outlook

Bedroom 2

With exposed floor boards, radiator, picture rail, double glazed window to the rear enjoying fine views.

Bathroom

With white suite comprising of a large corner bath with shower unit over, vanity wash hand basin with store cupboard below, mirror fronted medicine cabinet, low flush w/c, vinyl flooring, ladder style towel rail with radiator, double glazed window to the rear which enjoys fine views across countryside.

Spiral staircase from first floor landing to the

Second floor loft room

An impressive flexible room with fitted carpet, double radiator, exposed timbers and 2 Velux roof sky lights to the rear.

Outside

The front garden has been attractively landscaped for easy maintenance bordered by a variety of plants and shrubs, enclosed by fencing with brick paved pathway leading to the front entrance door. To the rear there a a good sized brick paved patio providing the perfect entertaining space. The rear garden faces south and is a real suntrap. The remainder of the garden is laid to lawn, enclosed by fencing for privacy with 2 useful brick built garden stores and double width drive to the rear providing off road parking facilities. Useful outside tap and electric light.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1827.18. Water rates are payable. Private drainage (shared septic tank).

Directions

Proceed north out of Hereford city along Commercial Road crossing over Aylestone Hill, at the mini roundabout take the second left sign posted Sutton St. Nicholas, proceed through the village of Sutton St Nicholas, then take the next turning on your left on Franklins Corner, signposted for Marden. After approximately 200 yards, 3 Burmarsh Cottages in located on your left hand side.

Viewing

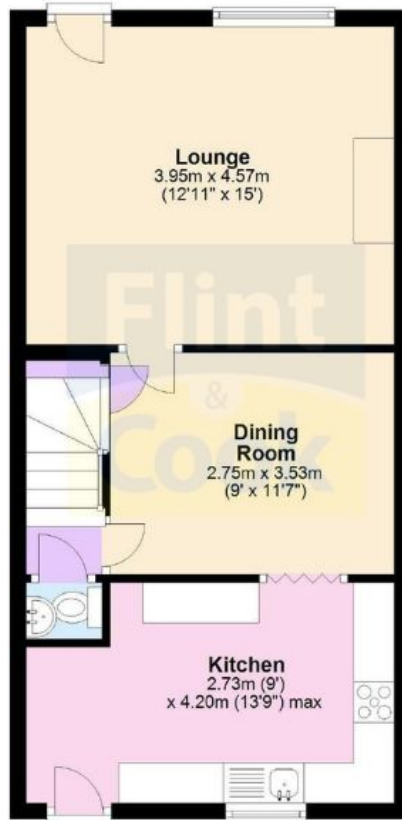
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering

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

Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Second Floor

Approx. 20.8 sq. metres (223.8 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		