

13, Fieldway, Hereford, HR1 3BY  
Price £225,000

# 13 Fieldway Hereford

PRICED TO SELL AND IN A POPULAR VILLAGE LOCATION  
A three bedroom family home in a cul-de-sac location in the popular village of Sutton St. Nicholas which is just to the North East of Hereford. The property further benefits from two reception rooms, downstairs cloakroom, garage in a block and front and rear gardens.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- 3 Bedroom House
- 2 Reception Rooms
- Garage
- Conservatory
- Cul-De-Sac Location
- Popular Village

## Material Information

Price £225,000

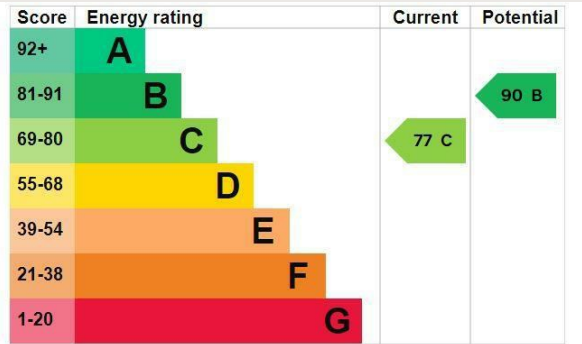
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

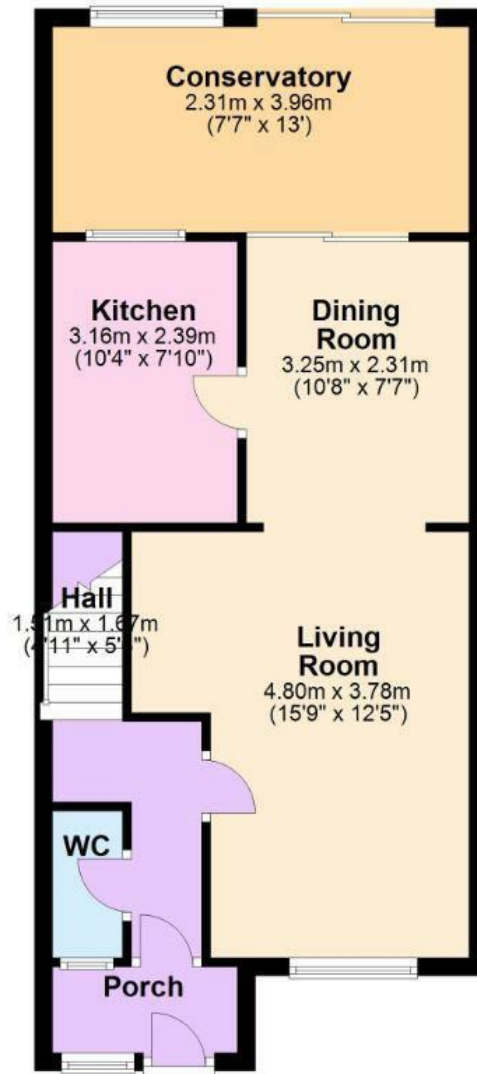
EPC: C (77)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)



## Ground Floor

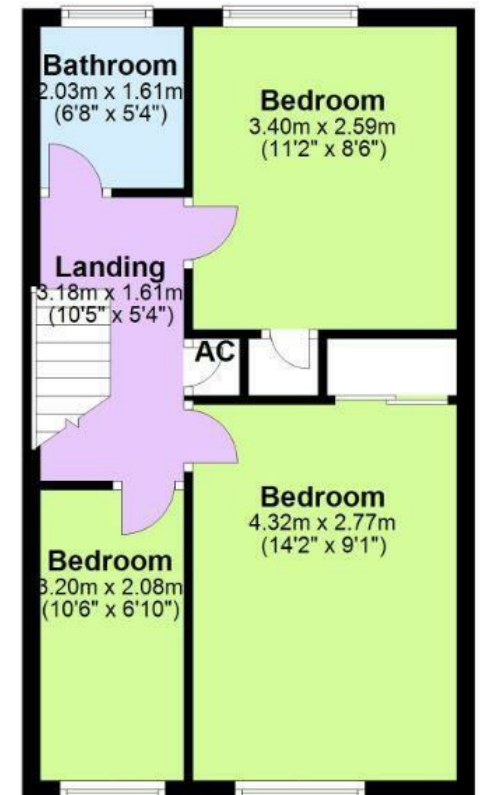
Approx. 50.1 sq. metres (538.8 sq. feet)



Please note that the dimensions stated are taken from internal wall to internal wall.

## First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 89.5 sq. metres (963.8 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This is an ideal home for first time buyers, families or buyers looking to downsize as it's situated in a cul-de-sac in a popular village location that offers convenient access to both Hereford and Leominster. The accommodation comprises, entrance porch, hallway, cloakroom, living room, dining room, kitchen, conservatory, three bedrooms and a bathroom.

## Property Description

There is a useful front porch for shoe and coat storage and then a door in to the hallway, which has stairs to the first floor and to your left is the cloakroom that has a toilet and wash hand basin. The living room has an opening in to the dining room with door in to the kitchen which has wall and base units with worktops and sink and drainer inset, space for cooker with extractor over, space for washing machine and fridge/freezer. Doors from the dining room lead in to the conservatory that overlooks and leads you in to the rear garden.

From the first floor landing you have doors to all three bedrooms and the bathroom which has a white suite consisting of a bath with shower over, toilet and wash hand basin.

## Garden & Parking

The rear garden is enclosed by wooden fencing and has a paved path leading to a gate for rear access, lawn with flower and shrub borders and a shed.

The front garden has a lawn with flower and shrub borders and a paved path leading to the front door.

Just across from the property is a block of garages and the third one in on the left hand side belongs to number 13.

## Location

The village of Sutton St Nicholas, approximately 5 miles north east of the Cathedral City of Hereford. There are a good range of local amenities including primary school, public house, church and bus service and the nearby villages of Marden, Bodenham and Moreton on Lugg offer a wider range of facilities including a post office, doctors surgery, primary school and stores.

## Services

All mains services are connected.

Herefordshire Council Tax Band - B

Tenure - Freehold.

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## Directions

Leave Hereford via Aylestone Hill. At the roundabout take the second exit, signposted Sutton St Nicholas. Continue into the village until you reach the Golden Cross pub on your right hand side, at this crossroads turn left. Take the first right into Fieldway and the property will found a short distance along on your left hand side.

