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31 Fieldway, Sutton St. Nicholas, Hereford, HR1 3BY

'Situated to the north of Hereford City in the popular village location of Sutton St Nicholas a well presented, three bedroom, mid terraced property with recently fitted kitchen and modern bathroom, gas central heating, double glazing, off road parking and enclosed rear garden'

Price £250,000 (Freehold)

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LOCATION

The property is located in the popular village of Sutton St Nicholas which is set just to the north of Hereford City. In the village there are two churches, public house, primary school and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented, three bedroom mid terraced family home with recently fitted kitchen and modern bathroom. The property has the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, lounge/dining room, kitchen, first floor landing with access to three bedrooms, bathroom with LED lighting throughout. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A newly fitted composite double glazed grey front door leading to the entrance hall with coved ceiling, smoke alarm, stairs to the first floor, panelled radiator, tiled flooring, door to the cloakroom and lounge/dining room.

Cloakroom

With double glazed window, newly fitted suite comprising, low flush wc, vanity wash hand basin, heated towel rail and tiled flooring.

Lounge/Dining Room

Lounge Area

3.73m (12'3) x 4.34m (14'3)

With front aspect double glazed window, panelled radiator, coved ceiling, television point and access to the dining area.

Dining Area

2.79m (9'2) x 2.24m (7'4)

With panelled radiator, coved ceiling, door to the kitchen and double glazed French doors giving access to the rear garden.



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Kitchen

2.64m (8'8) x 2.36m (7'9)

With rear aspect double glazed window, recently fitted modern Wren kitchen comprising 1½ bowl sink unit, curved work surfaces with splash back, base units under with matching wall units, integrated microwave, integrated Bosch Series 6 oven with induction hob and cooker hood over, space for upright fridge freezer, instant boiling water tap, downstairs area with plumbing and space for the washing machine, space for dishwasher and tiled flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, thermostat for central heating, smoke alarm, cupboard housing the Worcester gas central heating boiler, doors to bedrooms and bathroom.

Bedroom 1

3.78m (12'5) (plus recess for wardrobes) x 2.84m (9'4)

With front aspect double glazed window, coved ceiling, panelled radiator and recess for wardrobe.

Bedroom 2

2.87m (9'5) x 2.57m (8'5) (plus door recess)

With rear aspect double glazed window, coved ceiling and panelled radiator.



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Bedroom 3

2.79m (9'2) (maximum including bulk head) x 1.57m (5'2)

With front aspect double glazed window, panelled radiator and coved ceiling.

Bathroom

With rear aspect double glazed window and recently refreshed suite comprising panel enclosed bath with thermostatically controlled power shower over with rainwater shower head, wash hand basin, low flush wc, extractor fan, heated towel rail, partially tiled wall surround and vinyl flooring.



OUTSIDE:

To the front of the property is a lawned garden with driveway giving access to the front door. To the immediate rear of the property is a lawned garden with path leading to the rear of the garden where there is a patio area and useful rear access gate. The garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND B

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Aylestone Hill, on reaching the roundabout take the second exit signposted Sutton St Nicholas and continue into the village. In the village take the first turning on the left hand side and first right into Fieldway. Continue along Fieldway to the cul-de-sac position where the property is located directly in front of you as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk , www.rightmove.co.uk or www.zoopla.co.uk.

3rd August 2024

ID = 6644

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

