



30 Stretton Cross, Stretton Sugwas, Hereford, HR4 7AR



Sunderlands
Residential Rural Commercial



**30 Stretton Cross
Stretton Sugwas
Hereford
HR4 7AR**

Summary of Features

- A pretty red brick cottage
- Three bedrooms, two Reception rooms
- Delightful good sized gardens with car port and adjoining outshed
- Semi-rural location

Asking Price £287,500

A semi-detached red brick cottage set beside the road and backing onto farm land to two sides. This individual well presented home has ground source heating, double glazed windows and briefly comprises three bedrooms, two Reception rooms, Kitchen, Bathroom and conservatory. A particular are its good sized gardens which are well stocked and ideal for keen gardeners and from where there are pleasant views to two sides over open countryside. A drive provides plenty of parking and turning area and leads to a timber framed carport with adjoining store. No ongoing chain.

Situation

Situated about three miles from Hereford centre, Stretton Sugwas has a primary school and church. The nearest every day amenities are in Credenhill including restaurant, village shop etc. Main shopping, leisure and education facilities can be found in Hereford.

Accommodation in more detail as follows:

Canopy Porch

With timber double glazed front door to -

Reception Hall

With stairs up and door to -

Sitting Room

Having radiator, open fireplace with mantle and hearth, double glazed window to front.

Dining Area

With understairs cupboard, double glazed window to front, radiator, arch through to -

Kitchen

Having a range of base and eye level units, some glazed with work surface area, inset stainless sink and drainer sink unit. Plumbing space for washing machine, cooker space, double glazed window.

Inner Hallway

With ground source heat pump – IVT Greenline HT6 Plus C6.

Bathroom

A modern white suite comprising bath, wash hand basin, WC low flush suite, wet area with shower over, double glazed window and ladder radiator.

Conservatory

Having double glazed sliding door to rear and double glazed window.

From the Reception Hall, stairs lead to

First Floor

Landing

Doors of to -

Bedroom One

Having double glazed window to front overlooking road to farmland and Black Mountains in the distance. Radiator and linen cupboard.

Bedroom Two

Being 'L' shaped with radiator, double glazed windows overlooking road and farmland to the distant Black Mountains.

Bedroom Three

Having double glazed window, radiator, exposed beam and sloping ceiling.

Outside

To the front of the property there is a pedestrian gate from the road with path, a small garden area and boundary front brick wall. The garden extends to the one side around to the rear which is well stocked with a variety of different shrubs and trees and would be of particular interest to keen gardeners. A rustic arch leads to different areas with path extending to the parking area. There is a vehicle rear access drive which provides good parking and turning area and in turn gives access to the timber framed car port/garage measuring 5.67 x 3.83m with power and light. Adjoining is a timber store measuring 3.17 x 2m, again, with power and light. The property boundary adjoins fields/farmland to two sides.

Services

Mains electricity, water, and drainage. Ground source heat pump.

Herefordshire council tax band - C

Tenure - Freehold

Restrictive Covenants

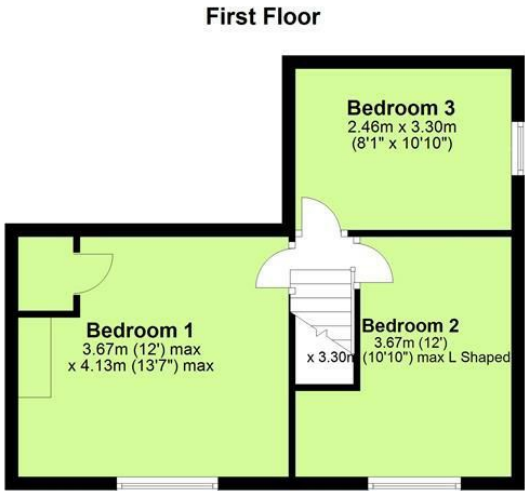
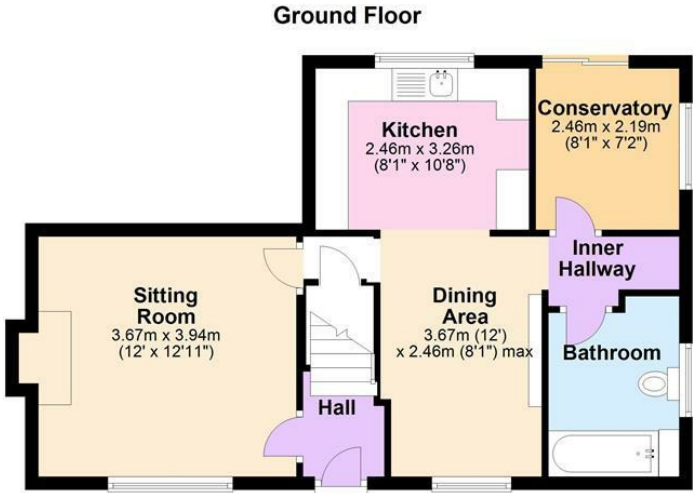
Any external alterations in the future must be approved by the current vendor, and the property is to remain as a single private dwelling house only.





Directions

Leave Hereford initially along the Whitecross Road and then onto the A438 Kings Acre Road, turn right following the signs for Stretton Sugwas and Credenhill (A480). At the first roundabout, take the second exit (remaining on the A480) and then take the first right turn as if going to The Priory Hotel. Almost immediately take the second drive leading around to the back of the property.

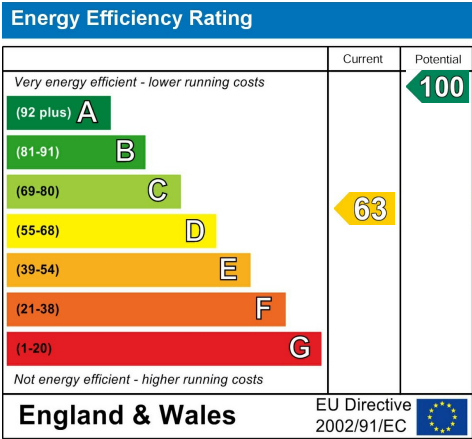


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