



31 Rose Cottage, Stretton Sugwas, Hereford, HR4 7AD



**Sunderlands**  
Residential Rural Commercial



**31 Rose Cottage  
Stretton Sugwas  
Hereford  
HR4 7AD**

Summary of features

- Red brick two bedroom semi - detached cottage.
- Accessible village near to city.
- Characterful accommodation.
- Large gardens with wide parking area.

**Asking price £275,000**

**Description**

A red brick semi-detached character cottage situated in this semi-rural location convenient to the city. The property has gas central heating, as well as, a wood burning stove to the sitting room. A particular feature of this property are its good size gardens being primarily to the one side with a wide parking area all backing onto open fields. No ongoing chain.

**Situation**

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

*Accommodation in more detail as follows:*

**Accommodation**

**Canopy Porch**

With front door leads to:

**Sitting Room**

With brick fireplace with inset wood burning stove, enclosed stairs to First Floor, two radiators, double glazed window, fitted cupboards.

**Kitchen/Breakfast Room**

A range of units to both base and eye level, work surface area, cooker space, wall mounted gas central heating boiler, door through to ;

**Utility**

Having plumbing space for washing machine, fridge space, radiator.

**Cloakroom**

Having wash hand basin, WC low flush suite and window.

**Rear Porch**

With windows and coat hooks, door to outside.

*Stairs lead from the Sitting Room to the First Floor.*

**First Floor**

**Landing**

With window.

**Bedroom One**

Having radiator, two windows to front, airing cupboard with radiator.

**Bedroom Two**

With window to rear, overlooking fields and radiator.

**Bathroom**

Comprising white suite with bath and shower over, WC low flush suite, wash hand basin, radiator and double glazed window.













### Outside:

A five bar gate leads to a parking area for a few cars, with fencing and further gate leading to the principle garden area to the side of the cottage. This is of good size, laid to level lawn, hedge borders and has various trees, rustic arch leads through to front garden with further lawned area with rose bushes and to the rear, a stone chipped area and a brick built outbuilding with slate roof – ideal for storage.

### Services:

Mains, gas, electric, water and drainage.

### Agents Note:

Please note that there is uplift on the garden area of 50% over the period of 80 years. Further details can be obtained from the selling Agents.

### Restrictions on Use:

Not to erect any new building (other than a greenhouse or garden shed etc)  
Not to use the property other than as a garden or amenity land in connection with the adjoining property known as 32 Rose Cottage.  
Not to use the Property for any noisy or offensive purpose.

### Nuisance:

Not to do nor permit nor suffer to be done anything on the Property which may be or become a nuisance to the transferor or his tenants or occupiers of the retained land.

### Tenure:

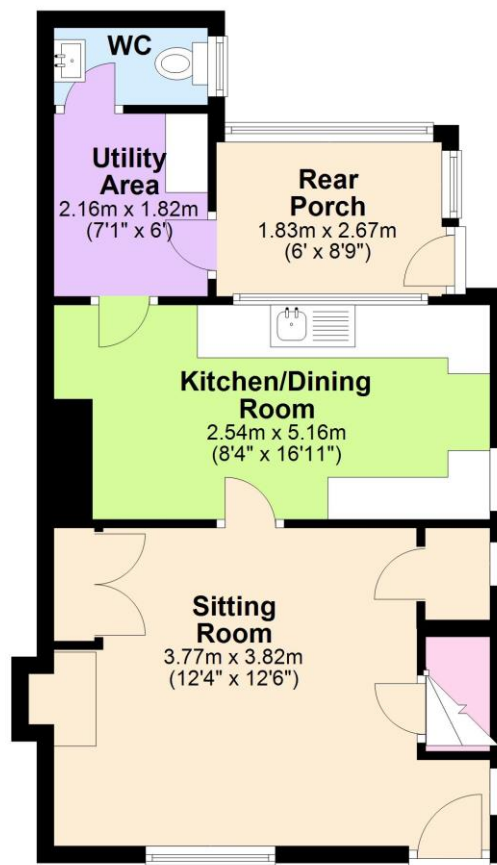
Freehold

### Directions:

Leave Hereford initially along the Whitecross Road and then onto A438 Kings Acre Road. Turn right following the signs to Stretton Sugwas and Credenhill (A480). At the first roundabout take the first exit where the property can be seen after a short distance on the lefthand side as denoted by the Agents for Sale sign.

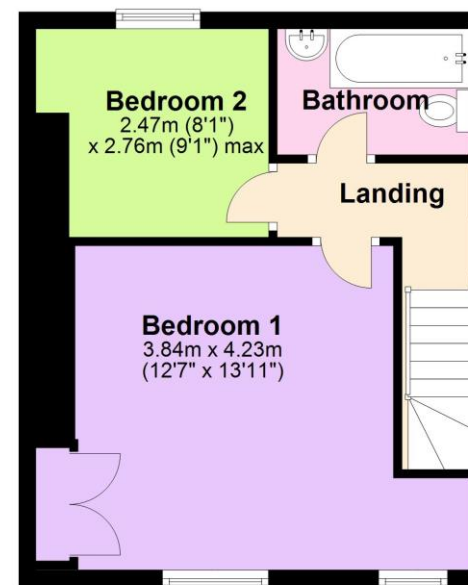
### Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 77.5 sq. metres (833.7 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

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