



3 WILLOW BANK
Sutton St Nicholas HR1 3FJ



Ideal as a first home and well situated on the edge of this very popular village, a larger than average mid-terraced house, which benefits from double glazing and gas fired central heating.

Guide Price £237,500



Situation and Description

This small and select development lies on the edge of the popular and thriving village of Sutton St Nicholas, in northeast Herefordshire. There are a number of village facilities within easy walking distance, including a primary school, public house and pretty village church, as well as excellent walks right on the doorstep. More extensive facilities can be found at the cathedral city of Hereford, which lies only a short drive away.

On arrival a canopy porch and modern front door lead into a reception hall, with wood effect flooring, understairs storage space, radiator, central heating thermostat and door to a useful ground floor cloakroom.



The lounge is L-shaped and offers plenty of space to relax and again has wood effect flooring and double-glazed doors that lead out to the garden. At the front of the house there is a well fitted kitchen/ breakfast room with a good range of cupboards and a built-in cooker hob and extractor.

From the entrance hall a fully carpeted staircase leads up to a first-floor landing with doors into two double bedrooms, one with a fitted double wardrobe, and one with two built-in cupboards which house the gas fired central heating boiler. A family bathroom then completes the living space.



Outside

The gardens lie at the rear and are well enclosed and laid to lawn, with a patio, garden store and a pathway leading to two allocated parking spaces.

Services and Considerations

All mains' services are connected

Tenure freehold.

Council Tax Band B

EPC Rating TBC

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.

Directions

What Three Words///pace.stubbed.mountains

From Hereford, proceed out of the city on the A465 towards Worcester and Bromyard. At the bottom of Aylestone Hill proceed straight across the roundabout and follow the signs for Bodenham and Sutton St Nicholas. After approximately 2 miles proceed into the village and continue straight over the crossroads with the public house on the right-hand side. Continue past the school and down the hill and just before leaving the village, take a right hand turning into Willowbank Drive and follow the road round to the right and the property will be found on the right-hand side.



White upper wall cabinets with silver handles.

Window with a view of greenery outside.

White upper wall cabinets above the countertop.

White upper wall cabinets on the right side.

Stainless steel microwave oven on the countertop.

Electrical outlets and switches on the wall.

White sink with a chrome faucet and a wire dish rack.

Wooden cutting board on the countertop.

Electrical outlets and switches on the wall.

Stainless steel cooktop with a glass surface.

Black electric kettle on the countertop.

Black front-loading washing machine with a control panel.

White lower wall cabinets and drawers with silver handles.

Stainless steel oven with a glass door and control knobs.

White lower wall cabinets on the right side.

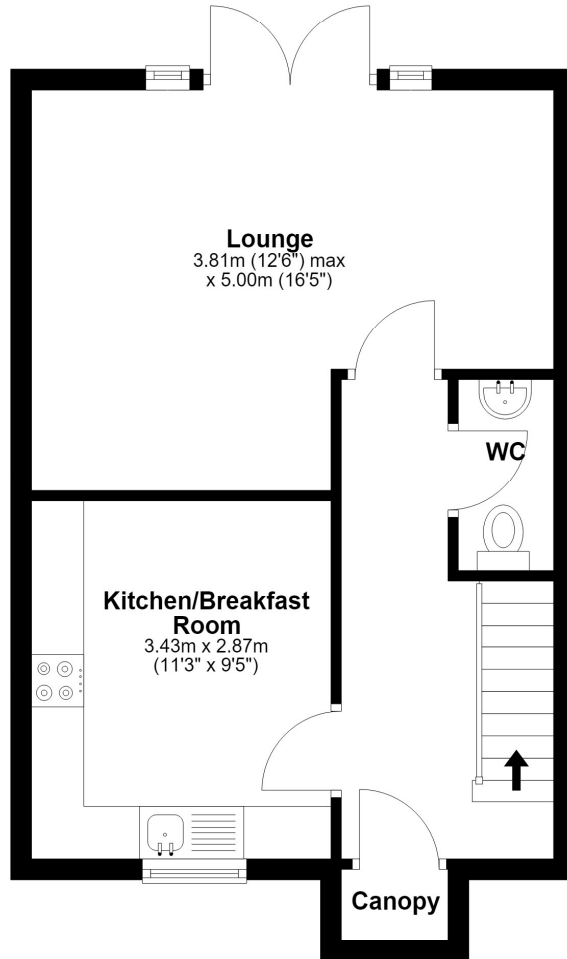




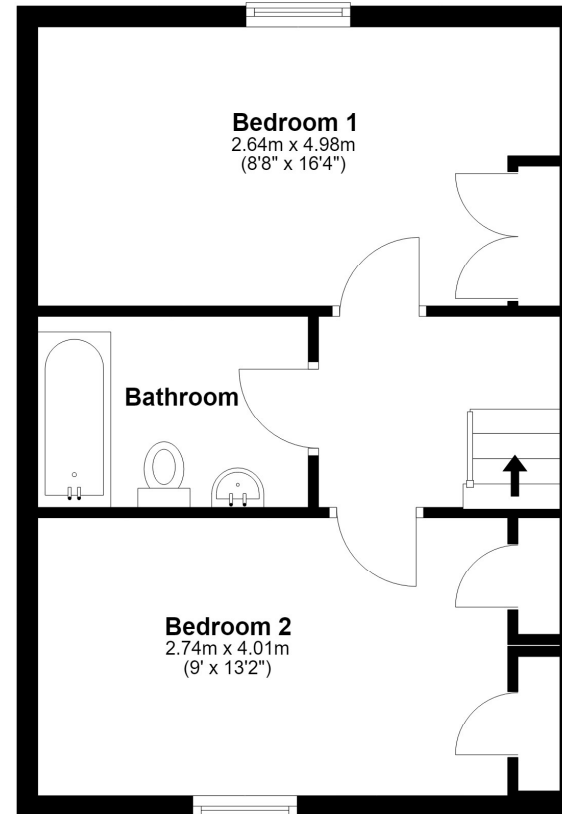
First floor landing leading to two double bedrooms and supporting bathroom



Ground Floor



First Floor



Total area: approx. 70.2 sq. metres (756.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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