



1 New Cottages Stretton Sugwas, Hereford, HR4 7AP



**Sunderlands**  
Residential Rural Commercial



# Sunderlands

Residential Rural Commercial

## **1 New Cottages Stretton Sugwas Hereford HR4 7AP**

### Summary of Features

- 3 bed semi-detached house
- Large gardens
- Semi-rural location
- No ongoing chain.

## **Asking Price £285,000**

A white rendered semi-detached cottage situated between Credenhill village and the outskirts of Hereford in this semi-rural location. The property is set in good sized gardens and has potential for extension and improvement and could make an attractive family home. The accommodation is double glazed and has night storage heating, briefly comprising small hallway, living room, kitchen, inner hallway and shower room along with a rear porch and to the First Floor, three bedrooms. No ongoing chain.

### **Situation**

Stretton Cross lies about 3.5 miles from the centre of Hereford and well placed for the village of Credenhill and also Burghill. Between the two villages, they offer good facilities including shop, takeaway, golfcourse, schooling, public house and many delightful walks up into Credenhill woods.

### **Outside**

The property is initially approached off the highway with a vehicle right of way over a parcel of land leading to the property. There is an area of parking with good size level gardens to the front, side and rear. There is hedge borders and garden shed.

### **Tenure**

Freehold.

### **Services**

Mains, water, electricity and drainage.

### **Directions**

Proceed out of Hereford on the Kings Acre Road and just after Wyevale Garden Centre, take the right turn signposted Credenhill. Continue to the roundabout and head straight over as if going towards Credenhill and just opposite the right turn for The Priory, the property will be seen on the left hand side as denoted by the Agents For Sale sign.

### **Anti-Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.

### **Agent's Note**

Overage of 50% over 80 years on development in the garden.

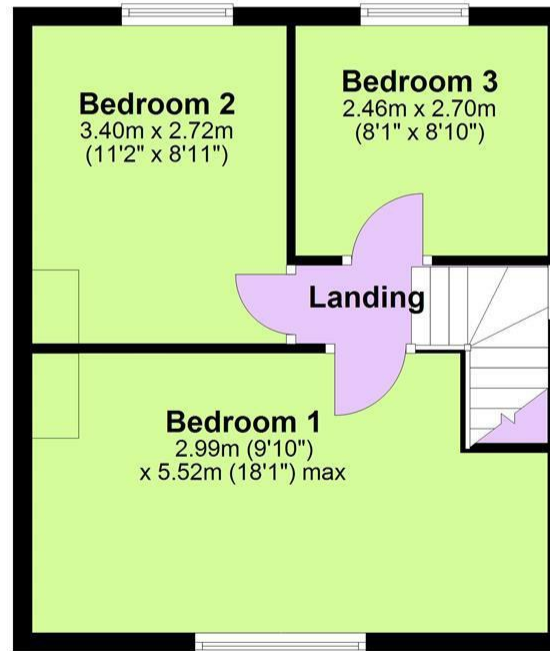




## Ground Floor



## First Floor



Total area: approx. 79.2 sq. metres (852.0 sq. feet)  
**1 New Cottage, Stretton Cross, Hereford**

## Sunderlands

### Hereford Branch

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.