



**6 SHELLEY PLACE**  
SUTTON ST NICHOLAS, HEREFORD HR1 3BH

**£325,000**  
FREEHOLD

Traditional semi-detached house in a lovely edge of village location with 3 bedrooms, conservatory, gas central heating, very large gardens & garage. Viewing highly recommended.



## 6 SHELLEY PLACE

- Semi-detached house
- Edge of village location
- 3 bedrooms & conservatory
- Gas central heating
- Garage
- Very large gardens



### Property Description

This semi-detached period property is pleasantly located towards the outskirts of the village of Sutton St Nicholas about 5 miles northeast of the cathedral city of Hereford. Within the village there is a public house, church, children's play area and primary school.

The property has gas central heating and double glazing and is an ideal family home, but also offers excellent scope for extension (subject to necessary planning consents) and has a very large rear garden and a lovely rear outlook.

### Canopy Porch

With door through to the

### Entrance Hall

With radiator and stairs up to the first floor.

### Cloakroom

Fitted with a WC, wash hand basin, radiator and window.

### Lounge

With 2 radiators, an open fireplace with painted brick surround, picture rail, a window at the front and patio doors to the

### Conservatory

Ideal as a dining room and having a radiator and double doors to the rear garden.

### Kitchen

Fitted with a range of cottage style base and wall

mounted units with work surfaces and splashbacks, sink unit with mixer tap, built-in electric double oven, 4 ring gas hob and extractor hood, built-in fridge and freezer, tiled floor, radiator, electric fuse board, window to rear, side window and side entrance door and doorway to

### Inner Hall

With plumbing for a washing machine.

### Bathroom

With tiled walls and floor, a white suite comprising bath with mixer tap, wash hand basin with cupboard under, separate tiled shower cubicle with mains shower, radiator, extractor fan and window.

### First Floor Landing

With hatch to the roof space, radiator and window to the front.

### Bedroom 1

With an original period feature fireplace, radiator and windows to rear.

### Bedroom 2

With an original feature fireplace, a radiator, window to rear and cupboard housing the gas-fired central heating boiler.

### Bedroom 3

With radiator and window to the front.

### Outside

The property is approached via a tarmac driveway with ample parking and a detached garage. The front garden

is lawned and enclosed by hedging with numerous ornamental shrubs.

A particular feature of this property is very large rear garden, which is mainly laid to lawn and enclosed by hedging with a wide variety ornamental trees and shrubs. Immediately to the rear of the conservatory is a paved patio area with a retaining wall, useful external lighting and tap.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band 'C' - £2,175 for 2025/2026

Water and drainage rates are payable.

### Directions

From Hereford proceed towards Worcester on the A4103, at the mini roundabout at the bottom of Aylestone Hill take the second exit towards Sutton St. Nicholas and continue into the village. At the crossroads, by the Golden Cross public house turn right and then the property is located on the right-hand side after about a quarter of a mile, as indicated by the agents for sale board.

### What3Words

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### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

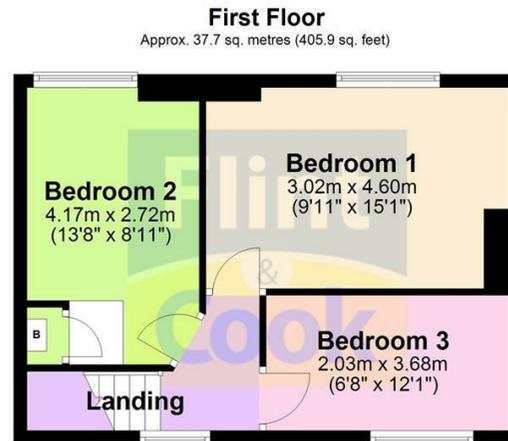
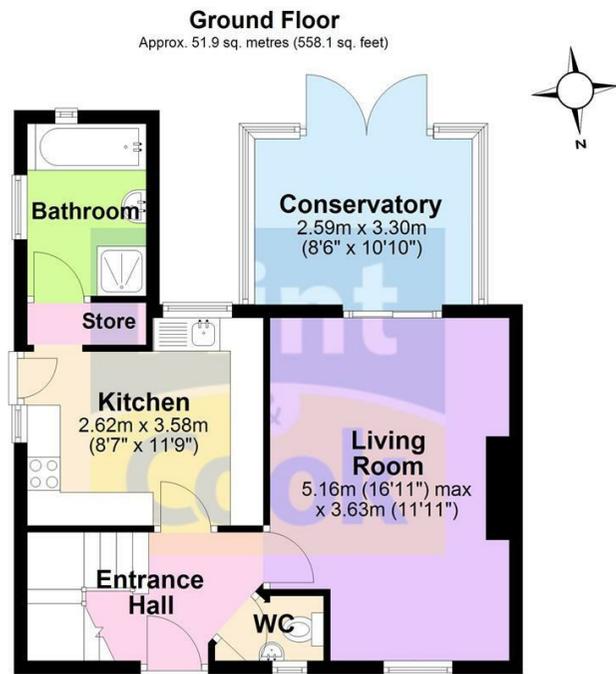
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

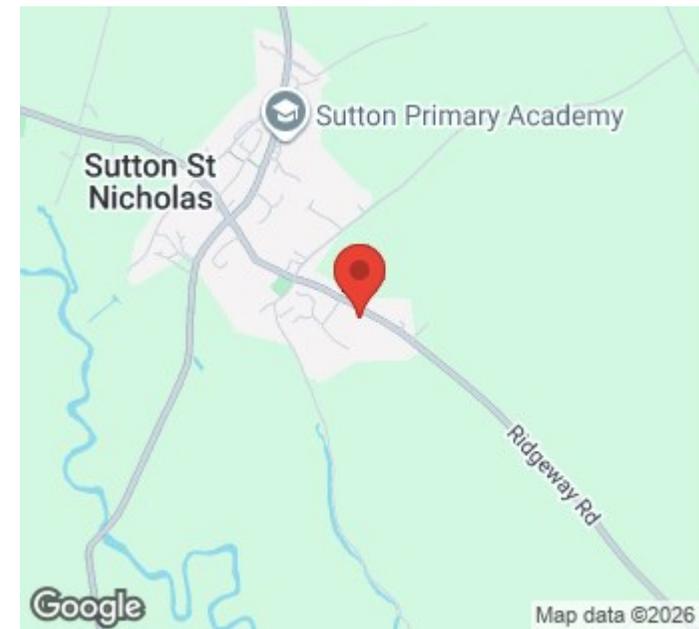
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Total area: approx. 89.6 sq. metres (964.0 sq. feet)

**EPC Rating: D**    **Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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