



8 Burmarsh Cottages

Sutton St. Nicholas, Hereford, Herefordshire, HR1 3BW

jackson
property

Offers Over £140,000

Viewing Times 22nd July & 23rd July - Call to arrange

End of Terrace Home | Property in Need of Refurbishment | Hamlet Location with Countryside Views | Potential for 3rd Storey | Private Gardens | Sold with No Onward Chain

Situation

The property is situated outside of the main village on a lane which eventually takes you to Bodenham. The village has a variety of facilities including shops, post office, primary and pre-school and active community centre and playing fields. Marden is located approximately 5 miles from Hereford and 8 miles from Leominster.

Description

Accessed via a front garden with pathway to front door. A door leads into the spacious Lounge with front facing window, feature fireplace with inset burner. The flooring is exposed.

The lounge leads into the Kitchen, having a range of eye level and base level units, inset sink, space for cooker, space and plumbing for washing machine, window overlooking the rear garden and stairs to first floor.

A rear lobby has access to the garden along with a door to the 3 piece family bathroom.

The landing gives access to all 3 bedrooms. Bedroom 1 is a large double room and bedrooms 2 & 3 are of a good

size.

The rear garden is mainly laid to lawn with brick built storage shed and access onto the shared lane. Parking could be created at the rear.

The property is in need of full refurbishment throughout, although could create a fantastic home.

Services

Mains Electricity, Mains Water, Private Drainage, Gas is in the road, however needs to be connected to the house. Its 1 meter away from the front garden

Directions & What3Words

Leave Hereford on the A465, Commercial Road. Follow this road and go down Aylestone Hill. At the roundabout, take the second exit, signposted Bodenham & Sutton St Nicholas. Follow this road for just under 4 miles, just after leaving Sutton St Nicholas take the left turning towards Marden through Burmarsh, after approximately 200 yards the property can be found on the left hand side as indicated by the agents For Sale Board.

What3Words: ///amazed.roofer.vows

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

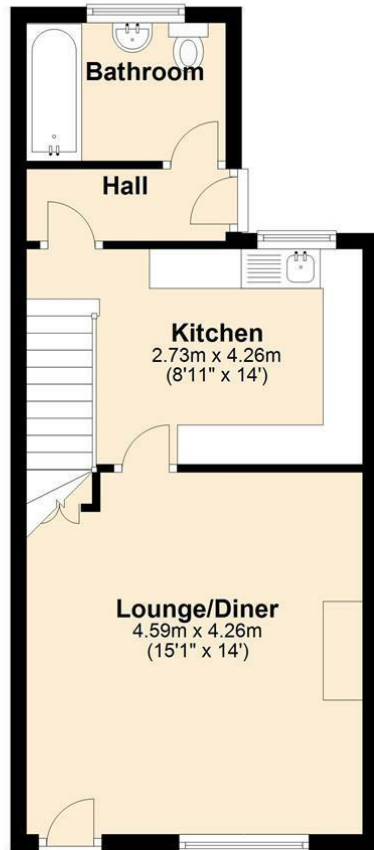
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

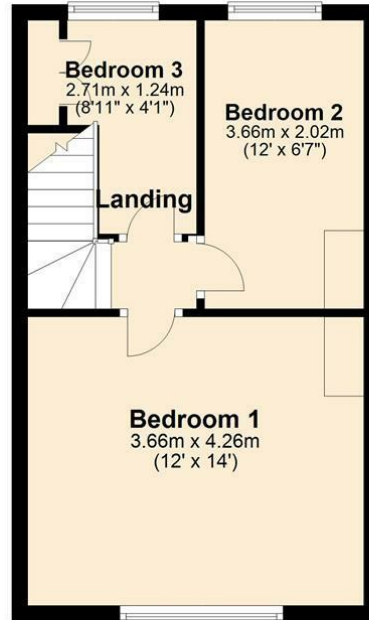
Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor

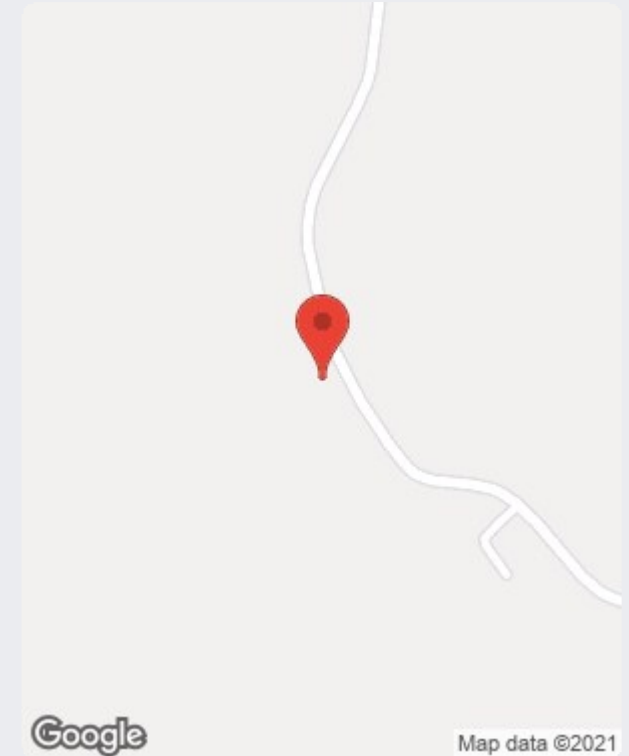
Approx. 34.6 sq. metres (372.6 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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Google

Map data ©2021

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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