



Sunny View, Stretton Sugwas, Hereford HR4 7AB



**Sunderlands**  
Residential Rural Commercial



**Sunny View  
Stretton Sugwas  
Hereford  
HR4 7AB**

**For Sale by Online Auction on  
Wednesday 25<sup>th</sup> January 2023  
opening at 9 am and closing at 4pm.**

Summary of features

- Quiet rural location
- Within a short driving distance of the city
- 2 bedroom detached bungalow
- 4.24 acres of pastureland

**Auction Guide  
£325,000 - £350,000**

### Description:

A detached rendered bungalow with tiled roof set in a tucked away location part way along a vehicular track. The property is now in need of renovation, but offers lots of potential for improvement and possible extension. The property is part double glazed and has a modern gas central heating boiler and briefly comprises; reception hall, living room, 2 bedrooms, kitchen, bathroom and conservatory. In addition to the garden area there are two good sized paddocks, one with stabling and store being ideal for horses or similar. The land extends to 4.24 acres.

### Situation:

Stretton Sugwas is a village on the western side of the city, well placed for Hereford City Centre approximately 3 miles away. There is a popular primary school within walking distance of the property and a church with wider facilities in the neighbouring village of Credenhill such as shops, bus service etc.

### Accommodation:

#### Recessed Porch

Leads to -

#### Reception Hall

With radiator and loft access.

#### Living Room

With old fireplace, double glazed windows, and radiator.

#### Bedroom

With old fireplace, double glazed windows, views over fields towards Credenhill woods, laminate wood flooring.

#### Kitchen

Having sink with base unit and windows to two aspects.

#### Bedroom 2

Double glazed window and radiator.

### Bathroom

Comprising bath, wash basin, WC low flush suite, recess with modern Ideal gas central heating boiler and ladder radiator.

### Conservatory

Having double glazed windows and door to outside.

### Outside:

The property has surrounding gardens, being laid to lawn with shrubs and small trees, part has been cultivated with raised planters and a surrounding path. There is an **Outshed** with sliding door providing useful storage. There are two paddocks, being of good size, in total extending to 4.24 acres one has a breeze block **Outbuilding** under a corrugated roof and an old timber **Stable Block**. The land would be ideal for horses or similar.

### Services:

Mains electricity, gas and water. Septic tank drainage.

### Tenure:

Freehold.

### Directions:

Leave Hereford initially on the A438 along the Kings Acre Road and just after the Blue Diamond Hereford Garden Centre, take the right turn towards Credenhill. At the roundabout take the first exit and then immediately turn left towards the school. Pass the school entrance bearing right down the side continuing along a vehicle track. On the first bend, the property will be seen on the left hand side.

### Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.



### Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open from **9 am – 4.00 pm on Wednesday 25<sup>th</sup> January 2023** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

### Contract:

A copy of the Contract and any Special Conditions of Sale will be available for inspection at both the Auctioneers and the Solicitors' Offices some 10 days prior to the date of Auction.

The Contract is not available to take away or be photocopied. However, The Vendors Solicitors will distribute a Contract pack upon request but they reserve the right to charge a nominal amount for doing so. Please make any further enquiries directly to the Vendors' Solicitors.

Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected them.

### Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

### Auction Guide / Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and

is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

### Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contract package, however potential Purchasers may wish to make their own enquiries.

### Vendors Solicitors:

T.A. Matthews Solicitors, First Floor Offices, 32-35 Broad Street, Hereford HR4 9AR.  
Tel; 01432 352121  
Email; t.nicholas@tamattthews.co.uk  
FAO Trudie Nicholas

### Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

### Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

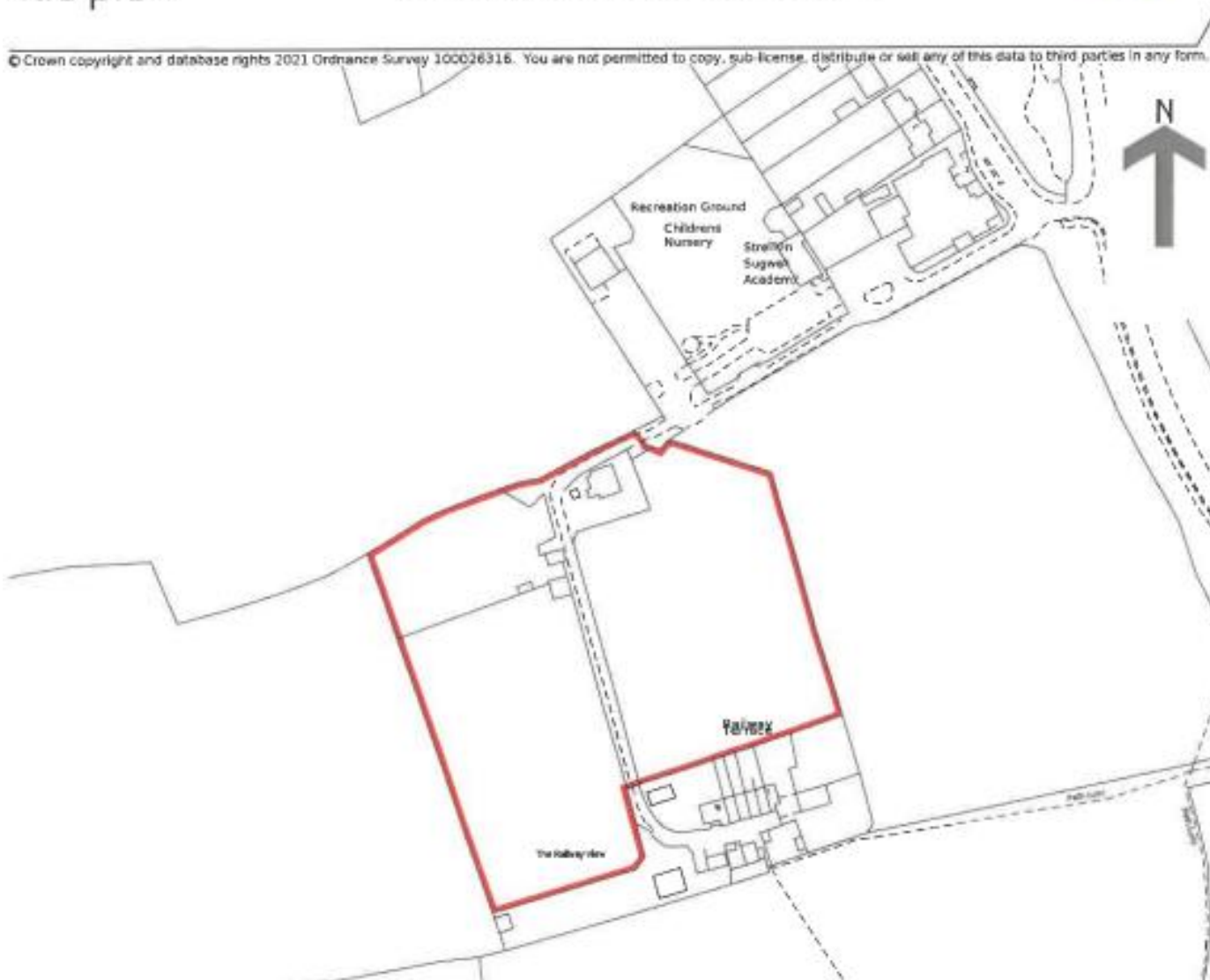


HM Land Registry  
Official copy of  
title plan

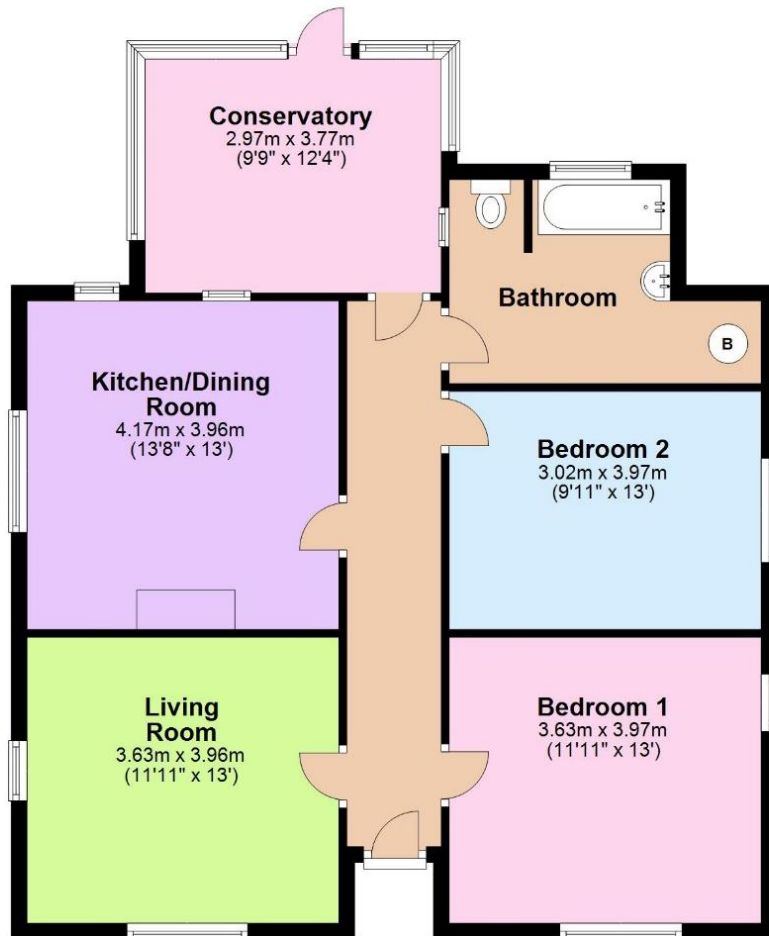
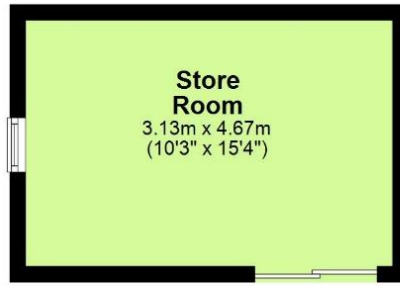
Title number **HE66418**  
Ordnance Survey map reference **SO4642SW**  
Scale **1:2500**  
Administrative area **Herefordshire**



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Total area: approx. 103.1 sq. metres (1109.6 sq. feet)

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

## Sunderlands

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69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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.