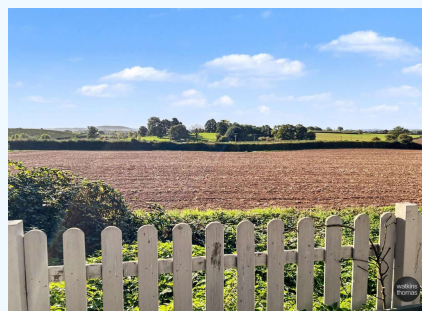




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17 Manor Fields, Burghill, Hereford, HR4 7RR

Located on the edge of a highly sought village just to the north west of the city of Hereford and enjoying country views to the rear, a modern two bedroom inner terrace home, which is attractively presented and has the benefit of double glazed windows and an air source heat pump which provides central heating.

£197,500 (Freehold)

Residential Sales

17 Manor Fields, Burghill, Hereford, HR4 7RR

LOCATION

Manor Fields is a residential cul de sac located on the edge of Burghill, a village which is favoured for its ease of access to the city of Hereford. The property overlooks open countryside at the rear. Burghill and neighbouring villages offer a variety of amenities including Church, golf club and primary school. Hereford city centre is approximately 3.5 miles distant and the city as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

17 Manor Fields is an inner terrace home, which is comfortably appointed and has the benefit of replacement double glazed windows and an air source heat pump, which provides central heating. From the rear, a distant outlook is enjoyed and in more detail the accommodation comprises;

ON THE GROUND FLOOR:

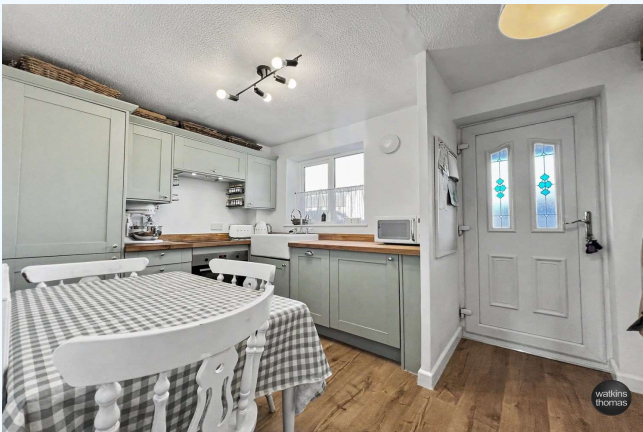
Entrance Porch

Double glazed and with leaded glass upper panels to;

Kitchen

2.39m (7'10) x 2.31m (7'7)

With a double glazed window to the front and fitted with soft close base cupboard and drawer units with wood block working surface over, matching upstands and eye level cabinets. Butler's type sink unit with mixer tap, recess with plumbing for washing machine, electric oven with four ring induction hob over and cooker hood above, together with built in fridge and freezer units. Extractor unit and radiator. Wood grain effect flooring and fitted shoe cupboard.



Living Room

5.08m (16'8) x 3.61m (11'10) (maximum)

With stairway off and having radiator, further radiator with cover, wall light points, ideal wall mounted heating control unit, wood grain effect flooring and door to under stair store cupboard. Double glazed sliding patio door opening to;



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Garden Room

3.4m (11'2) x 2.16m (7'1)

With brick base, wood grain effect flooring and having a pair of double glazed doors with adjacent double glazed windows overlooking the rear garden to rising tree-lined countryside in the far distance.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to;

Bedroom 1

3.66m (12') x 2.67m (8'9) (widening to 11'10) (plus door recess)

With a double glazed window enjoying the view over fields, a tree-lined mound and to rising tree-lined hilltops in the far distance and to the Welsh Hills in the west. Radiator.



Bedroom 2

3.23m (10'7) x 2.11m (6'11)

With a double glazed window to the front, radiator and door to cupboard in which is housed the hot water cylinder providing domestic hot water.



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Bathroom

2.31m (7'7") x 1.47m (4'10")

With white suite comprising bath with shower attachment to mixer tap and waterfall shower head, low level WC and pedestal wash basin. Part shower boarded walls and part painted panelled walls. Radiator, double glazed window and extractor unit.



OUTSIDE:

Driveway

At the front there are two block paviour car parking spaces and a pebbled area, together with the ideal heating pump.

Garden

At the rear of the property there is a paved patio area and a step down to a rectangle of lawn, which has a planted border. From the rear, a distant view is enjoyed across agricultural land to tree-lined countryside in the far distance.



Means of Access

The property has the benefit of a rear pedestrian means of access.

COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. The property has an air source heat pump and solar panels. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford, proceed west along Whitecross Road and at the roundabout take the third exit into Three Elms Road. Continue along Three Elms Road and at the traffic lights turn left into Roman Road and then take the right hand turn signposted Burghill. Continue for approximately 1.5 miles and then turn left just before the golf club (signposted Stretton House). Take the left hand turn into Manor Fields and the property will be identified.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

13 October 2026

ID43911

17 Manor Fields, Burghill, Hereford, HR4 7RR

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

