



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

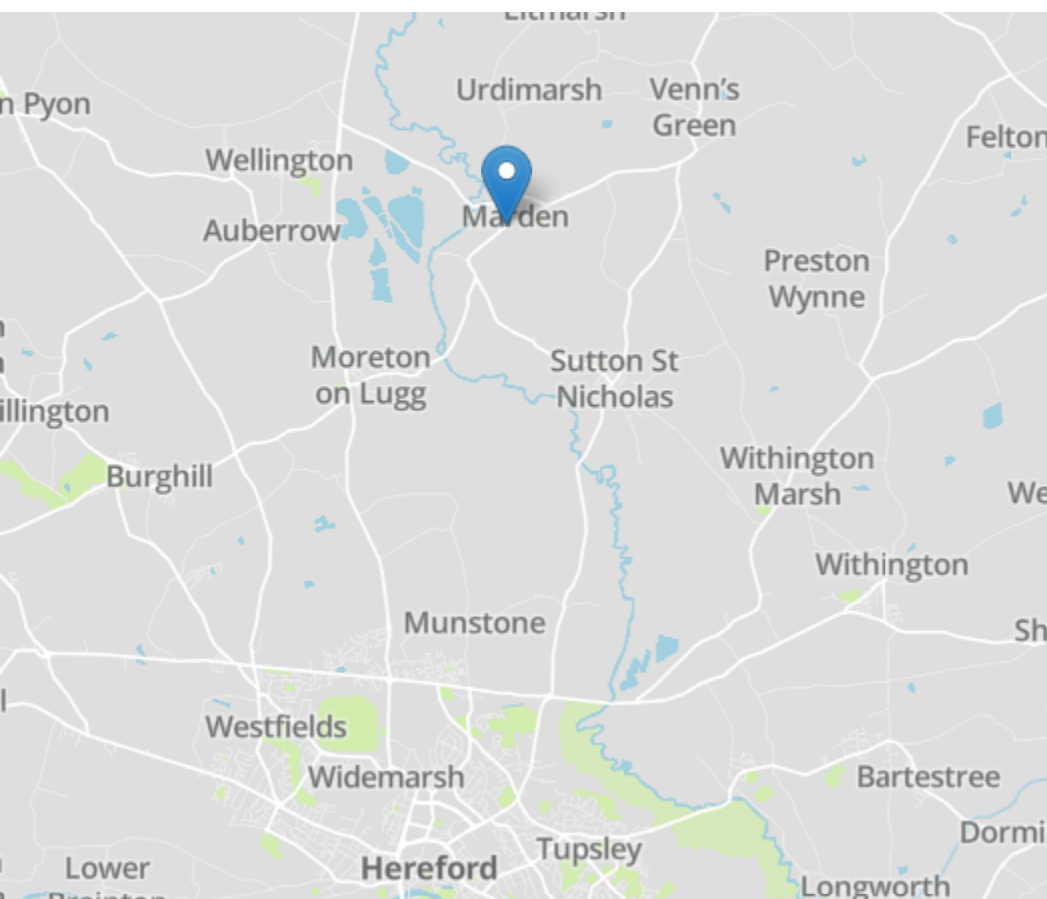
Hall Pool,
Marden Hereford HR1 3EN

£435,000



DIRECTIONS

From Hereford City proceed north on the A49 towards Leominster and continue onto Moreton on Lugg, turning right and proceeding through the village, at the T junction turn left towards Marden, continuing partly through the village and the property can be found on the right hand side just opposite the turning to Walkers Green. For those who use 'What3words'///unafraid.jeering.hush



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		70
		81
England, Scotland & Wales		

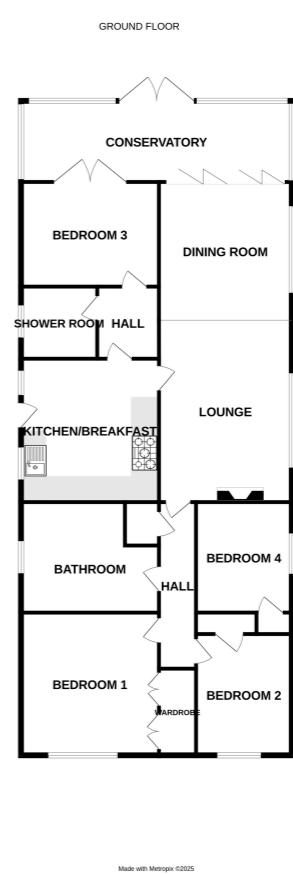
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Ideal proportioned to create an annex
- 4 bedroom detached bungalow
- Wet room and shower room
- Extended south facing garden

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

A 4 bedroom detached bungalow ideally proportioned to create a self contained annex within if so desired comprising; kitchen/breakfast room, wet room, open plan lounge/dining room, conservatory, 4 bedrooms, shower room, extended south facing garden which would be most desirable for any garden enthusiasts, ample parking, and gas fired central heating.

The village offers a range of amenities including primary school, community hall, village shop and hall, and church. With Hereford City approximately 5 miles away and the market town of Leominster approximately 9 miles away both these having further amenities.

In more detail the property comprises:

Access through a double glazed door from the side elevation leads to:

Kitchen/Breakfast Room

5.8m x 3.0m (19' 0" x 9' 10")

Having two double glazed windows at the side elevation, lino flooring, 2 ceiling points, fitted soft close wall and base units, single bowl stainless sink with mixer tap over, electric Belling Classic oven with 5 ring gas hob, cooker hood over, roll top working surfaces, integrated Hoover washing machine, space and plumbing for dishwasher, space for large fridge/freezer, power points, and tower radiator.

Door to:

Internal Inner Hall

With ceiling light point, tower radiator and lino flooring.

Door to:

Wet Room

A recently installed room comprising tiled floor and walls, ceiling light point, sky light, step up corner shower cubicle, mains shower unit, window with obscured glass to the side elevation, chrome radiator, low level WC, wash hand basin with mixer tap over, and wall mounted vanity space with mirror.

From the inner hallway door leads to:

Bedroom 4 (self contained annex if required)

3.35m x 3.0m (11' 0" x 9' 10")

This bedroom is close to the wet room and a sitting room area so could be transformed into an annex if so desired. Comprising; ceiling light point, radiator, power points, TV point, and double glazed french doors opening onto to large conservatory.

From the kitchen a door leads to:

Open Plan Lounge/Dining Room

Lounge Area: 5.8m x 4.0m (19' 0" x 13' 1")

With carpet flooring, 2 ceiling light points, very large double glazed windows to the side elevation, log burning stove, power points, and radiator.

Opening through to:

Dining Room Extension

4.8m x 3.5m (15' 9" x 11' 6")

A very large room with carpet flooring continued through from the lounge, 2 ceiling light points, a very large double glazed window to the side elevation, radiator, and a wealth of power points.

Bi-folding doors lead to:

Conservatory Recently Installed

6.5m x 3.0m (21' 4" x 9' 10")

With tiled floor, glass roof, part brick, part uPVC construction, internal blinds to the double glazed windows, power, TV point, and double glazed french doors opening out onto garden.

From the lounge door leads to:

Second Inner Hallway

Housing the Worcester combi central heating boiler cupboard/airing cupboard, loft hatch, and ceiling light point.

Bedroom 1

4.25m x 3.0m (13' 11" x 9' 10")

With carpet flooring, ceiling light point, TV point, telephone/internet point, tower radiator, and a wealth of fitted

storage.

Bedroom 2

3.35m x 4.0m (11' 0" x 13' 1")

With carpet flooring, ceiling light point, radiator, double glazed windows to the front elevation, and built-in storage/wardrobe.

Bedroom 3

3.0m x 2.6m (9' 10" x 8' 6")

With fitted wardrobe space, carpet flooring, ceiling light point, radiator, double glazed window to the side elevation.

Shower room

With carpet flooring, fully tiled walls and into shower cubicle, glass shower screen, two shower heads from the mains, low level WC, wash hand basin with hot and cold tap over, ceiling light point, double glazed windows with obscured glass to the side elevation, and a very large, tall tower radiator.

OUTSIDE

A dropped curb allows access onto the very large stoned driveway which allows parking for numerous vehicles, and from here a flower bed immediately in front of the property and then a lawned area. The front boundaries are fencing, and from here a small fence either side of the property with gates that lead either side of the property and the one side has an area of stone ideal for potted plants and from here a pathway that leads to the rear of the property, where there is a storage shed with double doors. The garden at the rear of the property is south facing and has been historically extended and is of extremely good size and firstly it has an Indian sandstone paved area directly off the conservatory and from here there is an ornamental pond with pump. Beyond here is a very large lawned area with flowerbeds edging the boundary of the garden. The garden is tiered with steps and a ramp where there is an additional flat roof timber constructed storage shed, and beyond here is a large

lawned area with trees, vegetable patch, flower beds, and an additional shed (four in total) one being clad metal. There is a mixture of fencing and hedging either side of the boundary and from here there is beautiful countryside views at the very rear. Where the garden has been historically added to, there is an archway which leads onto further raised beds, storage area and fencing.



At a glance...

- Kitchen/Breakfast Room 5.8m x 3.0m (19' 0" x 9' 10")
- Bedroom 4. 3.35m x 3.0m (11' 0" x 9' 10")
- Lounge 5.8m x 4.0m (19' 0" x 13' 1")
- Dining Room 4.8m x 3.5m (15' 9" x 11' 6")
- Conservatory 6.5m x 3.0m (21' 4" x 9' 10")
- Bedroom 1. 4.25m x 3.0m (13' 11" x 9' 10")
- Bedroom 2. 3.35m x 4.0m (11' 0" x 13' 1")
- Bedroom 3. 3.0m x 2.6m (9' 10" x 8' 6")

And there's more...

- Close to local amenities
- Popular village location
- South facing rear garden

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.