

FOR  
SALE



4 Rodds Close, Marden, Hereford HR1 3FF

Offers over £220,000 - Freehold

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## PROPERTY SUMMARY

Modern cottage-style property, exclusive village development, 2 good size bedrooms, over 750 sq. feet, downstairs cloakroom, garden, lovely rear outlook.

## POINTS OF INTEREST

- *Modern cottage-style property*
- *Small village development*
- *2 Bedrooms, conservatory*
- *Downstairs Cloakroom*
- *Gas central heating, double glazing*
- *Lovely rear views, parking*



## ROOM DESCRIPTIONS

### Entrance Porch

With door to the

### Entrance Hall

Radiator.

### Downstairs Cloakroom

With WC and wash hand-basin, tiled floor, radiator, window and extractor fan.

### Lounge

Radiator, window to rear, understairs storage cupboard.

### Kitchen

Fitted with base and wall mounted units with worksurfaces, tiled splashbacks, built-in electric oven, 4-ring gas hob, extractor hood, 1½ bowl sink unit, plumbing for washing machine, tiled floor, cupboard housing the gas fired central heating boiler, radiator and double doors to the

### Conservatory

With power point, bi-fold doors to the rear garden which is enclosed by fencing and has a paved patio, lawn and backs onto open farmland. Outside light.

### Staircase leads from the Entrance Hall to the

### Landing

Hatch to roof space, window to front, airing cupboard.

### Bedroom 1

Built-in double and single wardrobes, radiator, window to rear.

### Bedroom 2

Built-in double wardrobe, radiator, window to rear.

### Bathroom

White suite comprising enamel bath with electric shower, wash hand-basin, WC, ladder style radiator, extractor fan, window.

### Outside

To the front of the property is open plan lawned and with 2 designated parking spaces.

### Agent's Note

There is a shared drainage system which each of the 5 owners of the properties in Rodds Close makes an equal contribution.

### Outgoings

Council tax band 'B' - payable 2023/24 £1741.14 Water - metered supply.

### Directions

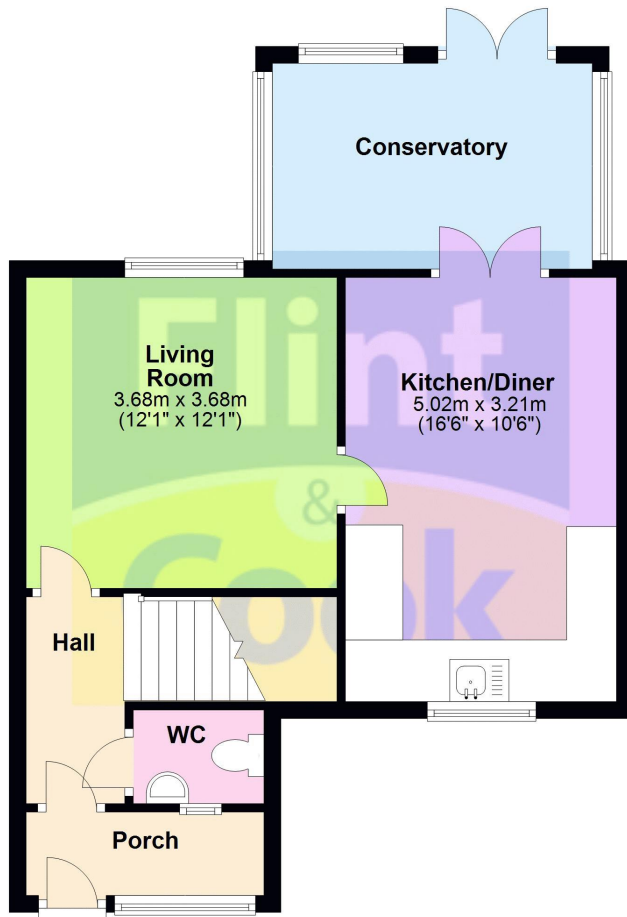
From Hereford proceed north on the A49 towards Leominster and continue into Moreton-on-Lugg and turn right and proceed through the village and at the T-junction turn left for Marden and then continue through the village and the entrance to Rodds Close is on the left-hand side about 200 yards past the village shop.

### Money Laundering Regulations

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

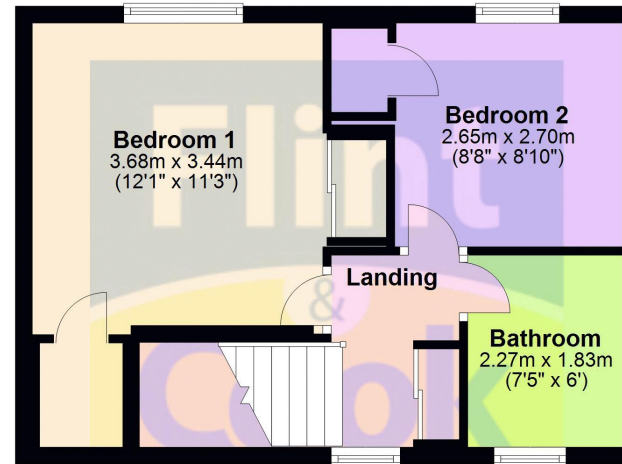
## Ground Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



## First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 51.1 sq. metres (550.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		