

Marsh View,
Madley Hereford HR2 9NJ

£245,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • 3 bedroom semi detached house

GENERAL INFORMATION

Tenure

Freehold

Services

Mains water, gas, and electricity are connected to the property. Private drainage.

Outgoings

Council tax band 'C'.

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

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		
England, Scotland & Wales		
	62	78
EU Directive 2002/91/EC		

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.



DIRECTIONS

Proceed south on Victoria Street/A49, and continue for approx. 0.4miles; using the right 3 lanes, turn slightly right onto Belmont Road/A465, and continue for approx. 1.1miles; at the roundabout, take the 2nd exit and stay on the A465 for approx. 0.8miles; turn right onto B4349, and continue for approx. 2.0miles; continue straight onto B4352, and continue for approx. 1.6miles; turn left onto Stone Street, and after approx. the property will be on the right hand-side. For those who use "What3words": ///golden.spenders.unsigned





A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL

OVERVIEW

This semi detached property which benefits from magnificent views across the Herefordshire countryside comprises, gas central heating, double glazing, and having living room, kitchen/dining area, summer room, cloakroom, 3 bedrooms, bathroom, gardens, garage and parking for numerous vehicles.

Situated in the popular village of Madley, southwest of Hereford City, amenities include, local pub, village shop/post office, church, village hall, primary school and in the nearby village of Kingstone there is a secondary school. The area is in the renowned Golden Valley which has excellent walking and hiking facilities and for those who require it there is a bus service to Hereford City and the market town of Hay on Wye.

In more detail the property comprises:

Timber single glazed door at the front elevation leads to:

Entrance Porch

1.0m x 2.42m (3' 3" x 7' 11")
With single glazed timber framed window at the front elevation, laminate flooring, ceiling light point, and single glazed internal window.
Door to:

Entrance Hall

A good size area, with laminate flooring, ceiling light point, radiator, and power points.

Lounge

4.8m x 3.7m (15' 9" x 12' 2")
With continued laminate flooring, double glazed window to the front elevation, ceiling light point with dimmer switch, space for log burning stove within the chimney breast, radiator, TV, telephone point, and power points.

Kitchen/Dining Room

3.25m x 5.8m (10' 8" x 19' 0")
With lino flooring, large under stairs storage cupboard with ceiling light point and this being a southwest facing room with beautiful far reaching views to open countryside.
Kitchen Area:
with soft close wall, base and drawers, double glazed window to the rear elevation, spot lights, electric oven, 4 ring gas hob, cooker hood over, space and plumbing for washing machine, 1.5 bowl stainless steel sink and drainer, chrome mixer tap over, wall unit housing the Ideal Esprit echo boiler, and roll top working surfaces.
Dining Area:
Space for table, power points, TV point, radiator, continued lino flooring, ceiling light point, and double glazed window to the rear elevation.
Door to:

Second Reception/Summer Room

3.6m x 1m (11' 10" x 3' 3")
With lino flooring, ceiling light point with fan, single glazed timber door to the side elevation, power points, large double glazed sliding door to rear elevation and door to the garage.
Door to:

Downstairs Cloakroom

With low level WC, wash hand basin with chrome mixer tap over, ceiling light point, double glazed obscured glass window to the rear elevation, wall mounted electrical consumer unit, and electrical meter.
From the entrance hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With carpet flooring, ceiling light point, double glazed window to the side elevation with far reaching views, a loft hatch, and a good size airing cupboard which houses a radiator, ceiling light point and shelving.

Bedroom 1

4.375m x 3.75m (14' 4" x 12' 4")
With carpet flooring, ceiling light point, radiator, double glazed window to the front elevation with countryside views, power points, TV point and door to built-in wardrobe/cupboard with hanging rail and storage shelf.

Bedroom 2

3.4m x 3.75m (11' 2" x 12' 4")
A west facing room with carpet flooring, ceiling light point, double glazed window to the rear elevation with beautiful countryside views, fitted wardrobes with sliding mirror doors, recess with potential for storage, radiator, and power points.

Bedroom 3

2.66m x 2.66m (8' 9" x 8' 9") including stair bulkhead.
With ceiling light point, power points, radiator, and double glazed window to the front elevation with countryside views,

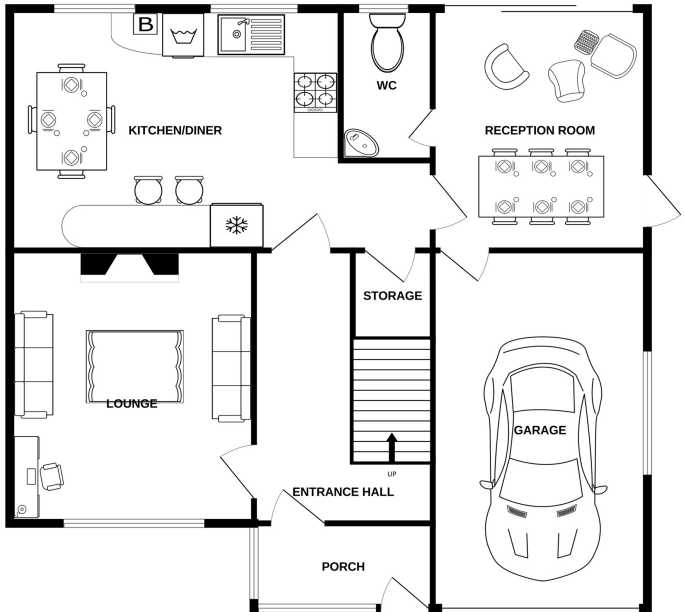
Bathroom

With lino flooring, ceiling light point, radiator, wash hand basin with hot and cold tap over, wall mounted vanity space including mirror, shelving, low level WC, bath with hot and cold tap over, electric shower unit within the bath, shower curtain rail, and a recently fitted double glazed obscured glass window to the rear elevation.

OUTSIDE

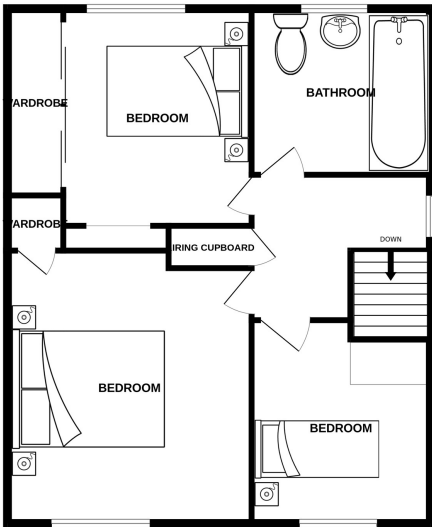
The property is approached over a tarmacadamed driveway, with low maintenance stoned area for additional parking. A low maintenance lawn area, a raised area planted with shrubbery, and from here there is access to both the front entrance and the garage, and the garden has a fence and hedging creating the boundary. At the side there is access around the property with a wooden gate, a concrete path with hedging to the side, leads to the rear of the property where there is a recently laid patio seating area, and a path which separates two lawned areas. There is an outside tap, space

GROUND FLOOR



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1ST FLOOR



for a rotary clothes line, and the rear garden has a recently erected fencing and trellis which separates the entertaining area with the rest of the garden where there is a low maintenance bark area dispersed with flower/shrubbery areas. The boundary is created with both brick walling and fencing and this west facing garden has the most delightful views across some lovely Herefordshire countryside and some lovely sunsets.

Garage

5.65m x 2.65m (18' 6" x 8' 8")
Having an up and over door, a pitch roof, concrete pad, single glazed window to the side elevation, power and lighting.



At a glance...

- ✓ Entrance Porch 1.0m x 2.42m (3' 3" x 7' 11")
- ✓ Lounge 4.8m x 3.7m (15' 9" x 12' 2")
- ✓ Kitchen/Dining Room 3.25m x 5.8m (10' 8" x 19' 0")
- ✓ Second Reception/Summer Room 3.6m x 1m (11' 10" x 3' 3")
- ✓ Bedroom 1. 4.375m x 3.75m (14' 4" x 12' 4")
- ✓ Bedroom 2. 3.4m x 3.75m (11' 2" x 12' 4")
- ✓ Bedroom 3. 2.66m x 2.66m (8' 9" x 8' 9")
- ✓ Garage 5.65m x 2.65m (18' 6" x 8' 8")

And there's more...

- ✓ Pleasant rural views
- ✓ Local amenities

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.