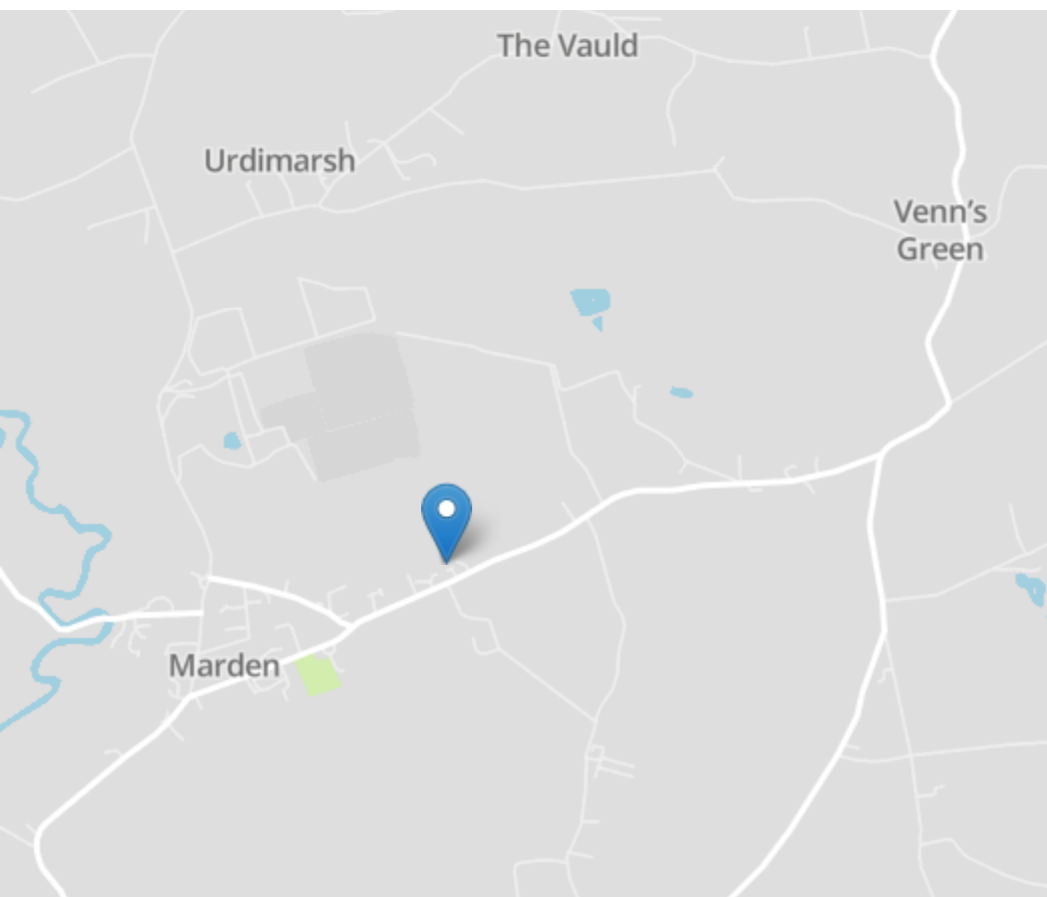




DIRECTIONS

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 through the village and the entrance to Rodds Close is on the left hand side approximately 200 yards past the village shop. For those who use 'What3words' //riverside.lungs.comet



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and gas are connected to the property. Shared private drainage between the cul-de-sac.

Outgoings

Council tax band 'B'

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		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

4 Rodds Close
Marden Hereford HR1 3FF

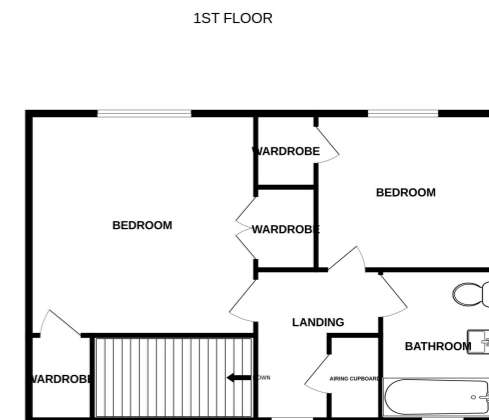
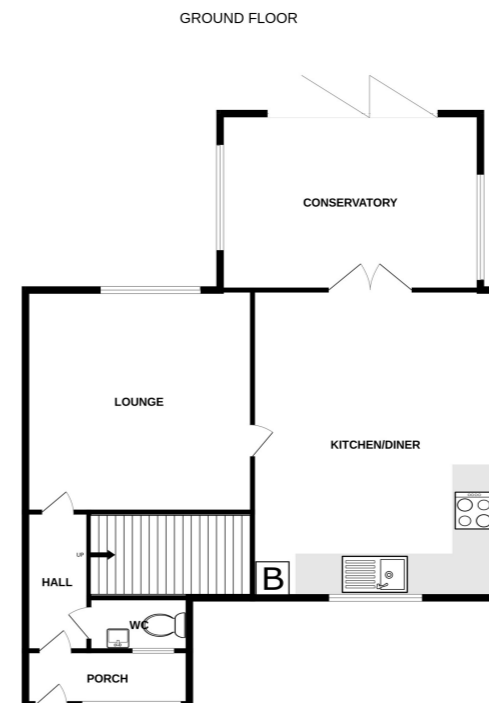
£214,950



• 2 bedroom terraced property • Conservatory • Far reaching views at the rear • Downstairs WC

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2024

OVERVIEW

This 2 bedroom mid terraced property with a cottage style design, comprising downstairs cloakroom, lounge, kitchen/dining room, conservatory, gas central heating, and gardens. 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:
Double glazed door at the front elevation leads to:

Entrance Porch

0.9m x 3.0m (2' 11" x 9' 10")
With lino flooring, wall light point, and large double glazed window to the front elevation.
Door to:

Entrance Hall

With radiator, carpet flooring, and ceiling light point.
Door to:

Downstairs WC

With tiled floor, ceiling light point, extractor fan, radiator, low level WC, wash hand basin, with hot and cold tap over, double glazed window with

obscured glass to the front elevation.

Lounge

3.8m x 4.0m (12' 6" x 13' 1")
With carpet flooring, ceiling light point, radiator, double glazed window to the rear elevation, under stairs storage cupboard, TV and telephone points.

Kitchen/Dining Room

3.0m x 5.0m (9' 10" x 16' 5")
Kitchen Area:
With tiled floor, ceiling light point, fitted kitchen with wall and base units, roll top working surfaces, 4 ring gas hob with cooker hood over, electric Indesit oven, space and plumbing for washing machine, 1.5 stainless steel sink and drainer, with mixer tap over, wall mounted cupboard housing the Worcester Bosch central heating boiler, and double glazed window to the front elevation.

Dining Area:
With continued tiled flooring, radiator, power points and ceiling light point.

Glass french doors opening through to:

Conservatory

3.6m x 3.0m (11' 10" x 9' 10")
Of brick and uPVC construction, with a glass roof, and having lino flooring, radiator, double glazed windows to the sides and rear, bi-fold doors

opening out onto the rear garden with far reaching views.

From the entrance hall, carpet stairs leads to:

FIRST FLOOR

Landing

With double glazed window to the front elevation, ceiling light point, loft access, power points, and storage cupboard with shelving.

Bedroom 1

3.8m x 3.4m (12' 6" x 11' 2")
With carpet flooring, ceiling light point, 2 built-in storage cupboards, radiator, and double glazed window to rear elevation with countryside views.

Bedroom 2

2.6m x 3.0m (8' 6" x 9' 10")
With ceiling light point, carpet flooring, radiator, large built-in storage cupboard, and double glazed windows to the rear elevation.

Bathroom

With lino flooring, bath with hot and cold tap over, electric shower unit over the bath, wash hand basin with hot and cold tap over, low level WC, towel tower radiator, shaver point, ceiling light

point, extractor fan and double glazed window with obscured glass to the front elevation.

OUTSIDE

The property is approached via Rodds Close, where there is some off road parking available to the front of the property, from here there is a pathway with a small communal grass area which in turn leads to the path, with grass either side, to the front entrance porch. The rear garden is accessed via the conservatory and from here there is a patio entertaining space and beyond here a small lawn with fencing surrounding creating the boundary and this rear garden has far reaching views across the countryside. There is also an outside tap.



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.

At a glance...

- Entrance Porch 0.9m x 3.0m (2' 11" x 9' 10")
- Lounge 3.8m x 4.0m (12' 6" x 13' 1")
- Kitchen/Dining Room 3.0m x 5.0m (9' 10" x 16' 5")
- Conservatory 3.6m x 3.0m (11' 10" x 9' 10")
- Bedroom 1. 3.8m x 3.4m (12' 6" x 11' 2")
- Bedroom 2. 2.6m x 3.0m (8' 6" x 9' 10")

And there's more...

- Popular residential village
- Close to local amenities
- Ideal first time buyer/Investment
- Countryside Views
- 2 Parking spaces