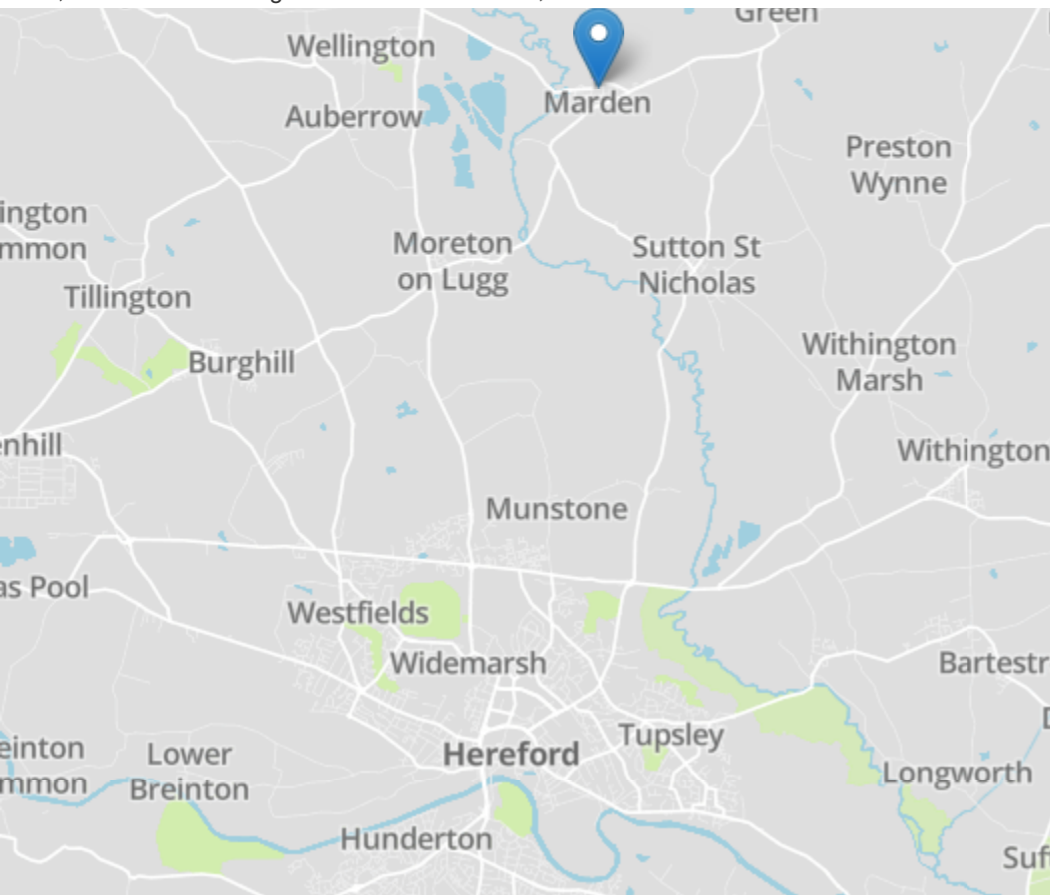




DIRECTIONS

Proceed North on Victoria Street/A49 for approx. 0.3 miles; at the roundabout, take the second exit onto Newmarket Street/A438, and continue for approx. 0.5 miles; turn left onto Kyrle Street, and continue for approx. 490 ft; continue onto Union Walk for approx. 0.1 mile; turn right onto Commercial Road/A465, and continue for approx 1.6 miles; at the roundabout, continue straight and continue for approx. 2.4 miles; turn left onto Ridgeway Road, and continue for approx. 1.3 miles, then continue straight for a further 0.2 miles; continue onto Walkers Green and continue for



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

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	72	79
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.

Thistle Tops, 54 Walkers Green
Marden Hereford HR1 3EB

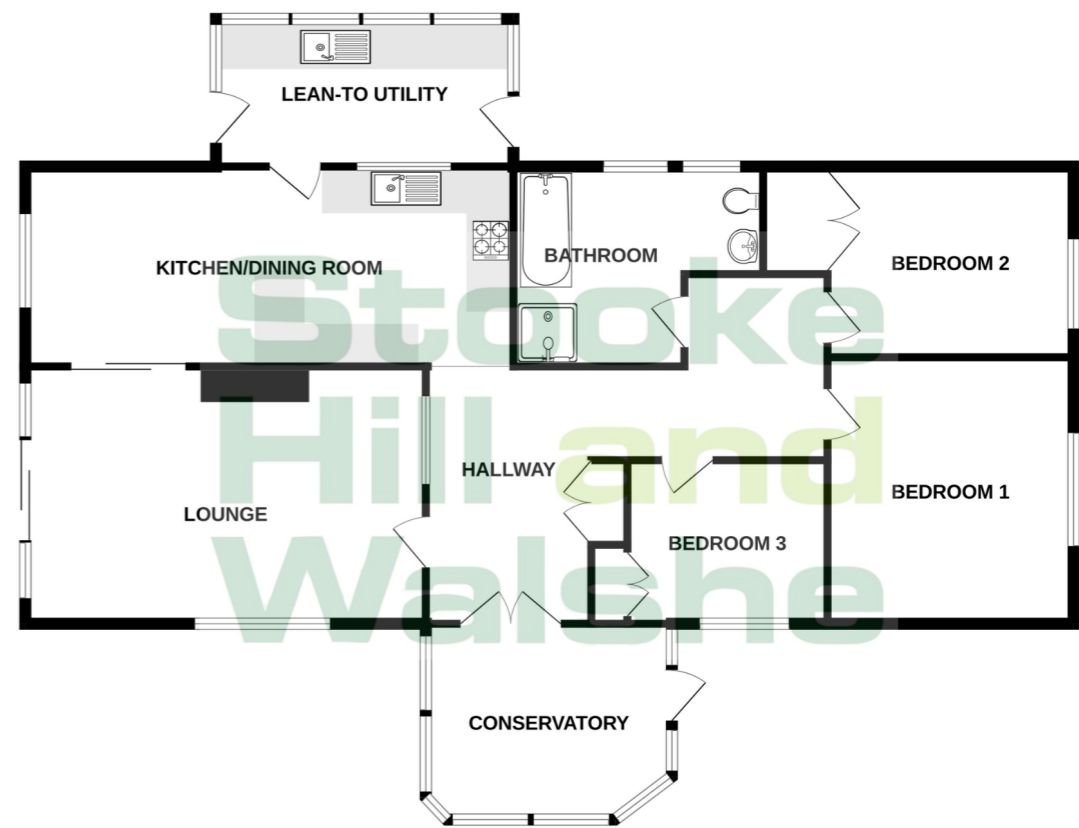
£375,000



• NO ONWARD CHAIN • Large Garden • Off Road Parking & Garage • A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • Three Bedrooms

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This three bedroom detached bungalow is ideally situated comprising; kitchen/dining room, utility, lounge, conservatory, three bedrooms, a bathroom, a large rear garden (extending to .37 acre) which would be most desirable for any garden enthusiasts, ample parking & garage, and is being offered for sale with NO onward chain. The village of Marden 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.

INSIDE

CONSERVATORY

3.68m x 2.95m (12' 1" x 9' 8")
The conservatory comprises of: entry from the side elevation of the property; UPVc construction; a brick plinth; ceramic tiled flooring; wall light points; power points, and French-style UPVc doors opening to the reception hall.

RECEPTION HALL

The reception hall comprises of: wood-effect flooring; a large cloaks cupboard; a radiator; an opening to the inner hall, giving access to the bedrooms; a glazed door to the lounge.

LOUNGE

3.87m x 6.0m (12' 8" x 19' 8")

The lounge comprises of: a fireplace with a slate hearth, and inset gas, coal-effect fire; two radiators; power points; wall light points; sliding patio doors leading to the rear patio space; and, sliding double doors leading to the kitchen/dining room.

KITCHEN/DINING ROOM

7.32m x 3.0m (24' 0" x 9' 10")
The kitchen/dining room comprises of: cream base and wall units; laminate work surfaces; one and a half bowl sink, with mixer tap over; integrated dishwasher; four-ring Neff gas hob; Neff extractor canopy; Neff double oven; built-in fridge freezer; a breakfast bar area; ceramic tiled flooring; a radiator; an inset ceiling; down lighters, and a double glazed window to the rear elevation.

LEAN-TO UTILITY

4.46m x 2.23m (14' 8" x 7' 4")
The lean-to utility space comprises of: laminate work surfaces, with drawers and cupboards below; sink and drainer; space and plumbing for a washing machine, and tumble dryer; half glazed doors giving access to the front and rear elevations, and ceramic tiled flooring.

INER HALLWAY

The inner hall comprises of: loft access; wood-effect flooring, and access to the bedrooms.

AGENTS NOTE: the Worcester combi boiler is

located in the loft space.

BEDROOM ONE

4.0m x 3.69m (13' 1" x 12' 1")
Bedroom one comprises of: a radiator; power points; a window to the side elevation, and wood-effect flooring.

BEDROOM TWO

3.63m x 3.0m (11' 11" x 9' 10")
Bedroom two comprises of: a radiator; power points; a window to the side elevation; wood-effect flooring, and a built-in double wardrobe.

BEDROOM THREE

3.0m x 2.45m (9' 10" x 8' 0")
Bedroom three comprises of: a radiator; power points; wood-effect flooring; a window, and a built-in double wardrobe.

BATHROOM

The bathroom comprises of: a paneled bath; a walk-in shower; a vanity wash hand basin; a low flush W/C; fully-tiled walls; a radiator; inset ceiling; down lighters; recessed linen shelving, and a chrome towel radiator.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a long tarmacadam and brick herringbone driveway, providing parking for four+ vehicles; a large timber

gate, and a timber garage.

GARAGE

3.22m x 7.7m (10' 7" x 25' 3")
The garage comprises of, power and lighting, and double wooden doors to the front elevation;

REAR GARDEN

The garden comprises of: large areas laid to lawn; variety of ornamental trees including, silver birch; two garden stores; mature hedging surrounding the boundary; ample space for a vegetable garden; a paved patio wrapping around the far side of the property; a timber shed; an aluminium greenhouse with raised staging, and power and light. This garden is a phenomenal feature to this property, especially being set in a very private position. It could also offer further potential for the bungalow to be extended, subject to any necessary planning consent.



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...

- ✔ CONSERVATORY: 3.68m x 2.95m (12' 1" x 9' 8")
- ✔ LOUNGE: 3.87m x 6.0m (12' 8" x 19' 8")
- KITCHEN/DINING ROOM: 7.32m x 3.0m (24' 0" x 9' 10")
- ✔ LEAN-TO UTILITY: 4.46m x 2.23m (14' 8" x 7' 4")
- BEDROOM ONE: 4.0m x 3.69m (13' 1" x 12' 1")
- BEDROOM TWO: 3.63m x 3.0m (11' 11" x 9' 10")
- BEDROOM THREE: 3.0m x 2.45m (9' 10" x 8' 0")
- GARAGE: 3.22m x 7.7m (10' 7" x 25' 3")

And there's more...

- ✔ Close to local amenities
- ✔ Popular village location
- ✔ Large rear garden