

FOR  
SALE



3 Woodbine Close, Marden, Hereford HR1 3EQ

£269,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this popular village location to the north of Herefordshire, a three bedroom detached bungalow being sold with no onward chain. The property comprises entrance hallway with three bedrooms, bathroom, kitchen/breakfast room and large living room. To the outside, there is ample driveway parking with front and rear gardens. A viewing is highly recommended.

The village of Marden offers a range of amenities including a primary school, village shop/coffee shop, hairdressers, beautiful countryside walks and is approximately 6 miles north of Hereford City and 9 miles south of Leominster where further and more extensive amenities can be found.

## POINTS OF INTEREST

- *Detached bungalow*
- *Popular village location*
- *Three bedrooms*
- *Driveway, carport, front & rear gardens*
- *No onward chain!*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Entrance door leading into

#### Entrance hallway

With fitted carpet, two ceiling light points, electric night storage heater, loft hatch, useful storage cupboard housing the fuse box and airing cupboard housing the hot water tank with fitted shelving. Doors leading of to the

#### Living room

With fitted carpet, wall mounted electric heater, ceiling light point, internet point and two large south facing double glazed windows to the front aspect.

#### Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, electric hob and oven with extractor over, under counter space and plumbing for washing machine, space for freestanding fridge/freezer, ample space for a small dining table/breakfast bar, double glazed window to the side aspect and door leading out to the side.

#### Bedroom 1

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window with view across the rear garden.

#### Bedroom 2

With fitted carpet, built in double wardrobe with hanging rail and fitted shelving, ceiling light points, wall mounted electric heater and double glazed window with view across the rear garden

#### Bedroom 3

With fitted carpet, ceiling light point, and double glazed window with view across the rear garden

#### Bathroom

Three piece suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, tiled floor, ceiling light point and extractor.

### Outside

To the front a large driveway providing off road parking for several vehicles with a large area of lawn. There is access to a large carport with paved pathways leading to both side access gates. To the rear, a good sized lawned garden enclosed by fencing.

### Services

Mains water, electricity and drainage are connected. Electric heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band - £ for 2025/2026

Water and drainage rates are payable.

### Viewings-

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

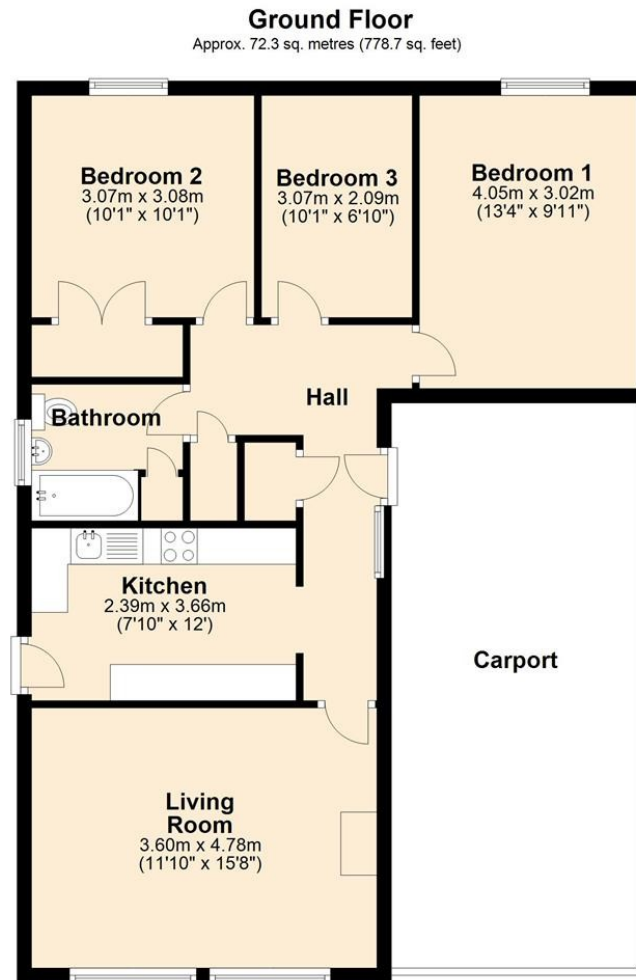
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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

### Directions

Heading north from Hereford on the A49 towards Leominster turn right towards Moreton on Lugg , continue through the village and over the train tracks. Then take the left turn to Marden ,continue into the village of Marden taking a left at Walkers Green, turn right by The Volunteer pub and the property is situated on the left hand side as indicated by the agents for sale board.



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**3 Woodbine Close, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>42</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		