

FOR
SALE



Rosemary, Marden, Hereford HR1 3DX

£375,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location a well presented detached black and white 3 bedroom cottage offering ideal family/retirement accommodation.

The property has the added benefit of two double bedrooms and an office/single bedroom, 2 reception rooms, a garage, driveway parking, gardens and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2 reception rooms*
- *Detached Black & White Cottage*
- *Popular village location*
- *Ideal family / retirement accommodation*
- *Must be viewed*
- *2 bedrooms, 1 single bedroom/office*



ROOM DESCRIPTIONS

Porch Area

With entrance door leading into the kitchen.

Kitchen

Fitted with matching wall and base units, ample work surface space, island unit with storage cupboards below, breakfast bar, 1 and 1/2 bowl sink and drainer unit, range style cooker with 6 ring gas hob and electric oven below. Under counter space for a washing machine, space for free standing fridge freezer, tiled floor, dual aspect windows to front and rear, ceiling light point, 3 wall lights, radiator, cupboard housing the fuse box for the main house, separate fuse box for the garage and doors leading into the dining room and garage.

Dining Room

With wood effect flooring, radiator, carpeted stairs leading up, 3 wall lights, dual aspect windows to the front and rear, exposed timbers, door leading out to the front and door leading into the sitting room.

Sitting Room

With fitted carpets, radiator, dual aspect windows to the front and rear, feature beams, feature wood burning stove with wooden mantle over and 4 wall lights.

First Floor Landing

With fitted carpet, recessed spot lights, loft hatch and doors to bedrooms.

Bedroom 1

Fitted carpet, radiator, dual aspect windows to the front and rear, sink unit with tiled splash back, storage below, light and shaver point over and built in storage cupboard.

Bedroom 2

With fitted carpets, ceiling light point, dual aspect windows to the front and rear, 2 wall lights and ample space for wardrobes.

Bedroom 3 / Office

With exposed floor boards, radiator, window to the front, ceiling light point and window overlooking the landing.

Family Bathroom

A full suite comprising a bath with hand held shower attachment over and tiled surround, fitted shower cubicle with mains fitment shower head over and glass bi-folding screen, panelled surround, pedestal wash hand basin with tiled splash back, low flush WC, tile effect flooring, chrome heated towel rail, recessed spotlights, and double glazed window to the rear aspect.

Garage

This has a concrete base with opening doors to front, window to rear and a door to the rear garden, electric and light, a wall mounted gas central heating boiler, space for a tumble dryer, space for an extra fridge/freezer, water tap and a door leading to the downstairs WC.

Ground Floor WC

With a low flush WC, wash hand basin with storage under, window to the front aspect, radiator, ceiling light, tiled floor and exposed timbers.

Outside

To the rear - there is a beautifully matured garden. From the rear access door of the garage you head onto a paved path with a stoned area and stone pathway leading to both side access gates. There is a timber wooden shed with light and power. A good size lawned area, raised vegetable bed, a greenhouse, a timber summer house with light and power. There is an array of ornamental shrubs, trees and plants plus a good sized pond with decking and a wooden pergola which is enclosed by iron railings and fencing making it secure. The garden itself is enclosed by fencing and has 3 further wooden storage sheds.

To the front - a concrete driveway providing off road parking, a stoned area allowing further parking, a wooden gate giving access to the original front door and leading to a stoned area to one side access gate. There is wooden picket fence and gate providing access to the front door into the kitchen, opening doors to the garage and further side access to the right. An array of ornamental shrubbery and trees delivering a WOW! Some of the front garden is enclosed by fencing and hedging

Services

Mains electricity, water, gas and drainage, with gas fired central heating.

Outgoings

Council tax band E - £2,871.28 payable 2024/2025
Water and drainage rates are payable.

Viewings

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

Directions

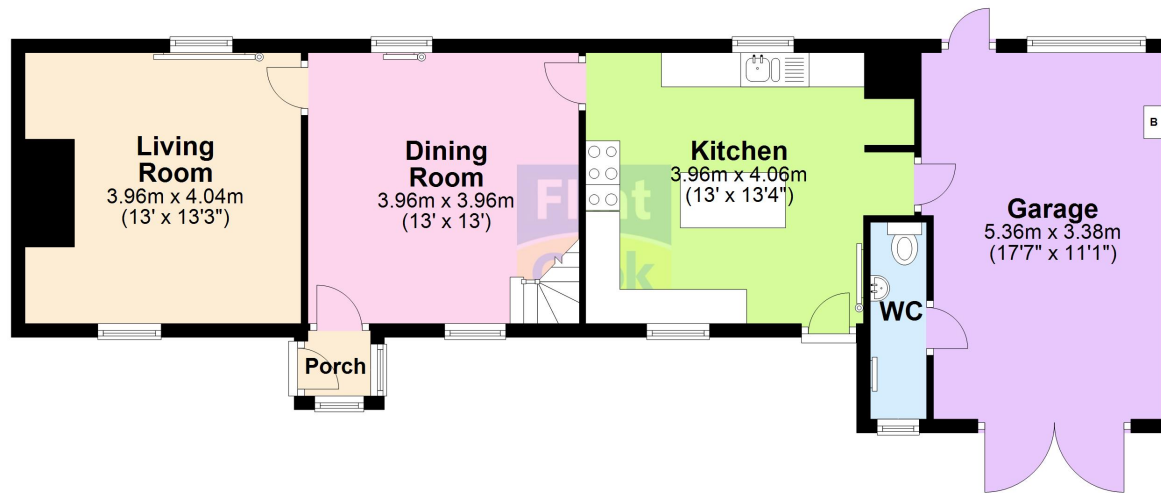
Heading north from Hereford on the A49 towards Leominster turn right towards Moreton on Lugg, continue through the village and over the train tracks. Then take the left turn to Marden, continue into the village of Marden taking a left at Walkers Green, turn right by The Volunteer pub and Rosemary is situated 300 yards on the left hand side

Money Laundering Regulations

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

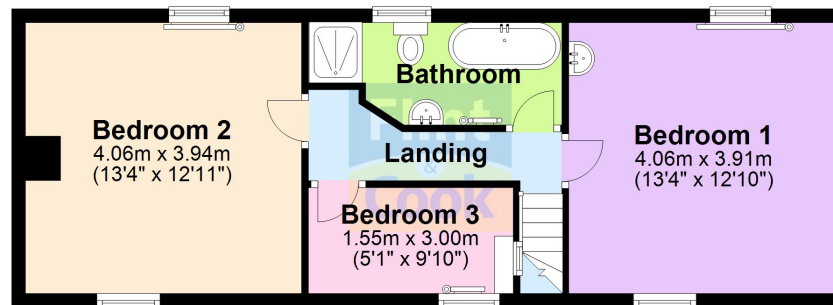
Ground Floor

Main area: approx. 53.9 sq. metres (580.5 sq. feet)
Plus garages, approx. 18.5 sq. metres (199.4 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Main area: Approx. 101.3 sq. metres (1090.4 sq. feet)

Plus garages, approx. 18.5 sq. metres (199.4 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
	53	66
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		