



3 Little Paradise, Marden, Hereford, HR1 3DR

Asking Price £365,000



### 3 Little Paradise, Marden, Hereford, HR1 3DR

Trivett Hicks is pleased to offer for sale this well presented three bedroom detached bungalow, which is situated in a cul-de-sac location within the popular village of Marden.

Marden is located approximately 6 miles to the northern side of Hereford city and offers many local amenities to include local school, store and church to name but a few.

The accommodation in more detail offers entrance hall, living room, fitted kitchen/dining room, conservatory, three bedrooms with the master having en-suite shower room and a separate family bathroom. Outside the property has easy to maintain landscaped gardens, off road parking and garage. The property benefits from gas central heating and double glazing.

#### FULL DETAILS

##### ENTRANCE HALL

Radiator, access to the roof space, fitted boiler cupboard housing gas boiler supplying gas central heating, door to:

##### LIVING ROOM 13'1" x 12'8" (3.99m x 3.88m )

Double glazed window to the front aspect, light oak style wood flooring, TV points, power points, feature fireplace housing electric fire with wooden surround and tiled hearth, opening to:

##### KITCHEN/DINING ROOM 18'9" x 10'2" (5.72m x 3.11m )

Fitted with a matching range of base and eye level units with worktop space over, underlighting, 1 & 1/2 bowl sink unit with mixer tap, splashbacks, integrated fridge and fridge/freezer, plumbing for automatic washing machine, fitted electric fan assisted oven, ceramic hob with extractor hood over, double glazed window to the rear and side aspect, radiator, light oak style wood flooring, power points, ceiling spotlights and double glazed door to:

##### CONSERVATORY 9'4" x 8'11" (2.87m x 2.74m )

Double glazed windows to the side and rear aspects, radiator, ceramic tiled flooring, power points and double glazed double doors to the rear garden, door to:

##### MASTER BEDROOM 10'5" x 10'2" (3.18m x 3.11m )

Double glazed window to the rear aspect, radiator, power points, fitted wardrobes, door to.

##### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising wash hand basin in vanity unit with cupboards under, splashbacks, shower cubical with fitted power shower and folding glass screen, low level Wc and extractor fan.





**BEDROOM 2** 10'11" x 8'7" (3.35m x 2.64m )  
Double glazed window to the front aspect, radiator, power points, fitted wardrobe and coved ceiling.

**BEDROOM 3** 9'4" x 8'8" (2.87m x 2.66m )  
Double glazed window to the front aspect, radiator, light oak style wooden flooring, power points and built in wardrobe.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with hand shower attachment over, wash hand basin in vanity unit with cupboards under, fully tiled walls, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

**OUTSIDE**  
The property is approached by brick paved driveway providing off road parking, this leads to single garage having power and light. The front garden is landscaped to shingle for easy maintenance and the front boundary is flanked by wooden picket fencing. To the rear generous garden, which has again been tastefully landscaped with decorative shingle and raised shrub beds. The garden is fully enclosed by wooden panelled fencing and mature hedgerow.

**COUNCIL TAX**  
Band D £2238.61 2023/2024 (A reduction may be applicable for single occupancy).

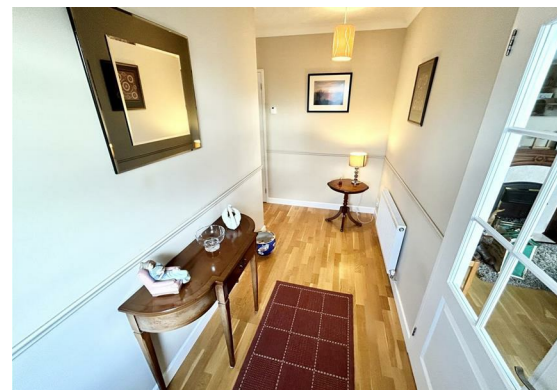
**TO VIEW**  
Viewings are strictly by arrangement with the selling agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300

**MONEY LAUNDERING**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

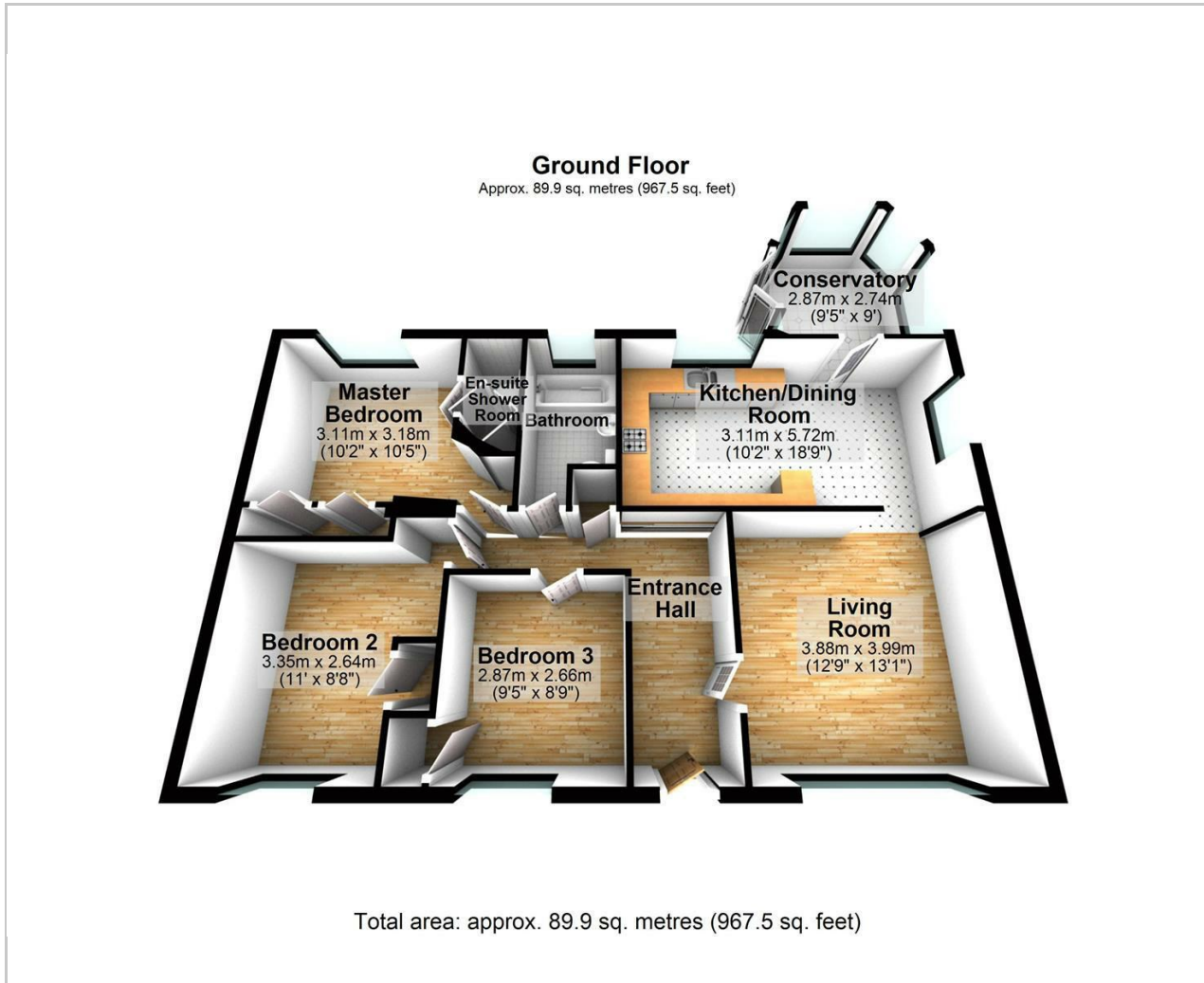
**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**DIRECTIONS**  
Leave Hereford on the A49 towards Leominster, take the right turn to Moreton-on-Lugg. Pass through Moreton-on-Lugg over the railway line, then bear left at the next junction towards Marden. On arriving in Marden, continue and take your third left into Little Paradise. The property will be found after a short distance on the right hand side.

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



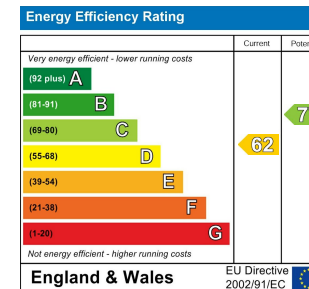
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Hereford**  
T 01432 274300  
E hereford@trivett-hicks.com  
10 St. Peters Street  
Hereford  
HR1 2LE

**Directors**  
Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

**Ross-on-Wye**  
T 01989 768666 F 01989 764185  
E ross@trivett-hicks.com  
53 Broad Street  
Ross-on-Wye  
HR9 7DY