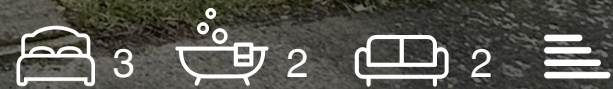




86 Walkers Green, Marden, Hereford, HR1 3EA

Asking Price £350,000



## 86 Walkers Green, Marden, Hereford, HR1 3EA

Trivett Hicks is pleased to offer this well presented, extended three/four bedroom detached house. The property is situated in the sought after village of Marden. Marden village is located approximately 6.5 miles from the northern side of Hereford City. Marden offers many local amenities to include local school, store and church to name but a few.

The accommodation comprises entrance hall, living room with wood burning stove, fitted kitchen/dining room, the kitchen having integrated appliances to include eye level double oven and hob, larder fridge, integrated dishwasher, shower room, sitting room/bedroom 4 and utility room all to the ground floor. To the first floor three bedrooms and a re-fitted bathroom with fully tiled walls and modern white suite.

The property benefits from gas central heating, off road parking for several cars and gardens.

### FULL DETAILS

#### GROUND FLOOR

##### ENTRANCE HALL

Radiator, oak style laminate flooring, stairs to the first floor, door to:

##### LIVING ROOM 175" x 116" (5.31 x 3.53)

Double glazed window to the front aspect, double radiator, TV point, power points, wood burning stove on marble hearth with wooden mantle over, coved ceiling.

##### KITCHEN/DINER 174" x 99" (5.30 x 2.99)

Fitted with a matching range of base and eye level units with worktop space over, under unit lighting, 1-1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, fitted integrated larder fridge and dishwasher, fitted fan assisted double oven, four ring ceramic hob with pull out extractor hood over, double glazed window to the rear aspect, radiator, vinyl flooring, power points, ceiling spotlights, double glazed double doors to the rear garden, opening to:

##### UTILITY ROOM 56" x 56" (1.7 x 1.7)

With worktop space over eye level cupboards, plumbing for automatic washing machine, radiator, Ideal gas boiler serving heating system and domestic hot water with heating timer control, double glazed obscure door to the outside:

##### SITTING ROOM/BEDROOM 4 121" x 99" (3.69 x 2.98)

Double glazed window to the side aspect, radiator, oak style laminate flooring, telephone point, TV point, power points, dado rail, coved ceiling, dimmer control for the lighting, double glazed doors to the rear garden:

##### SHOWER ROOM

Fitted with three piece suite comprising shower enclosure with fitted Mira electric shower with glass screen, heated towel rail, extractor fan, obscure double glazed window to the side aspect, vinyl slate style flooring, ceiling spotlights, door to:

#### FIRST FLOOR

##### LANDING

Double glazed window to the side aspect, double radiator, fitted airing cupboard, door to:

##### MASTER BEDROOM 14'2" x 9'8" (4.32m x 2.95m)

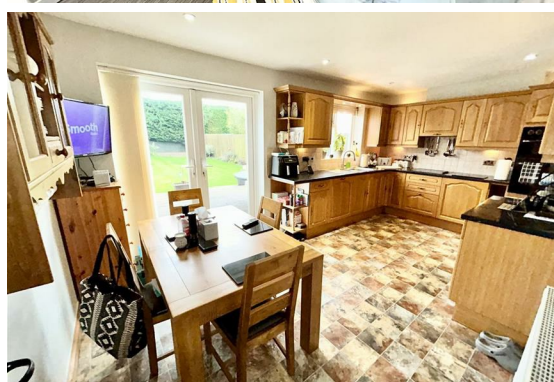
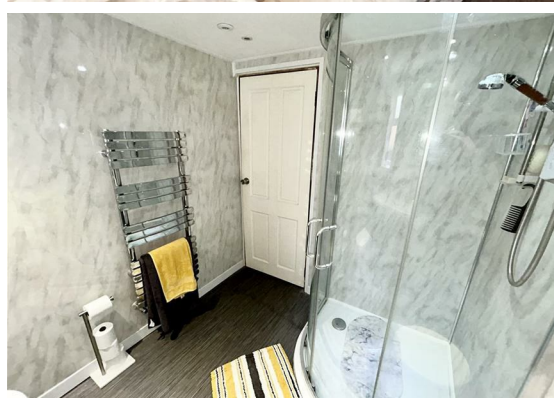
Double glazed window to the front aspect, radiator, TV point and power points.

##### BEDROOM 2 11'6" x 9'11" (3.53m x 3.03m)

Double glazed window to the rear aspect, radiator, power points, built in wardrobe, door to:

##### BEDROOM 3 8'7" x 7'5" (2.64m x 2.28m)

Double glazed window to the front aspect, radiator, power points, ceiling spotlight and built in wardrobe.





#### BATHROOM

Recently re-fitted with three piece suite comprising wash hand basin in vanity unit with cupboards under, panelled bath with fitted Mira electric shower, glass screen, low-level WC, fully tiled walls, white heated towel rail, obscure double glazed window to the side aspect, ceramic tiled flooring and ceiling spotlights.

#### STORE ROOM 12'0" x 9'0" (3.66m x 2.76m)

Power points and double doors to the front.

#### OUTSIDE

The property is approached by driveway providing off road parking for several cars, this leads to workshop/store. The front garden is mainly laid to lawn bordered each side by mature hedgerow. To the one side gate gives access to the rear garden, this is of generous size. The rear garden comprises of decking providing ideal seating area, lawn being bordered by shrub beds each side. At the far end of the garden, wooden store with the rear boundary enclosed by mature hedgerow. To the other side of the property paved pathway with outside tap.

#### COUNCIL TAX

Band E £2736.08 2023/2024 (A reduction may be applicable for single occupancy).

#### 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 take the first left, then first right into Walkers Green continue and take your third left into Little Paradise. The property will be found after a short distance on the right hand side.

#### MONEY LAUNDERING REGULATIONS

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.

#### TENURE

Freehold

#### N.B

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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 before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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



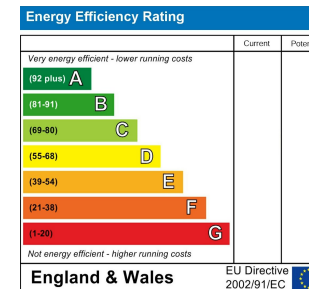
## Floor Plan



## 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.

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