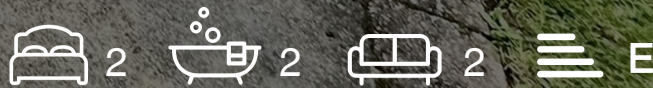




7 Orchard Green, Marden, Hereford, Herefordshire, HR1
3ED

Asking Price £325,000



**7 Orchard Green, Marden, Hereford,
Herefordshire, HR1 3ED**

Trivett Hicks is pleased to offer for sale this well presented two 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 porch, entrance hall, living room/diner, recently upgraded kitchen with integrated appliances, conservatory, two bedrooms and separate shower room. The property benefits from electric heating. Outside the property has off road parking for several cars which leads to garage. The front garden is mainly laid to lawn with patio area and feature pond, The garden being of good size and particularly private and mature.

FULL DETAILS

PORCH

Window to the side aspect, door to:

ENTRANCE HALL

Telephone point, access to roof space and power points.

LIVING ROOM/DINER 21'7" x 10'10" (6.58m x 3.32m)

Double glazed windows to the side aspect, single radiator, TV points, power points, coved ceiling with ceiling spotlights, mains wired smoke detector, fitted electric fire with feature stone surround and tiled mantle over, sliding door to:

CONSERVATORY 10'10" x 8'11" (3.32m x 2.73m)

Double glazed windows to the rear and side aspects, power points, lighting and double glazed double doors to the rear garden.

FITTED KITCHEN/BREAKFAST ROOM 14'6" x 9'7" (4.42m x 2.94m)

Fitted with a matching range of base units, 1+1/2 bowl sink unit with mixer tap, plumbing for dishwasher, space for fridge and dishwasher, fitted fan assisted double oven with four ring ceramic hob over, double glazed window to the rear aspect, ceramic tiled flooring, power points, ceiling spotlights, mains wired smoke detector, fitted storage cupboard and airing cupboard, door to:





UTILITY ROOM

Fitted range of base and eye level cupboards, double sink unit with mixer tap, plumbing for automatic washing machine, double glazed window to the rear aspect, ceramic tiled flooring, power points, skylight, double glazed door to the rear garden, separate storage cupboard, door to.

SHOWER ROOM

Fitted with three piece suite comprising shower enclosure with fitted electric shower and folding glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, electric fan heater, extractor fan and ceramic tiled flooring.

MASTER BEDROOM 12'5" x 8'2" (3.81m x 2.49m)

Double glazed window to the front aspect, fitted bedroom suite comprising double wardrobes with part mirrored doors and separate drawers unit, power points, radiator and coved ceiling.



BEDROOM 2 10'11" x 9'7" (3.35m x 2.94m)

Double glazed window to the front aspect, power points, radiator and coved ceiling.

SHOWER ROOM

Fitted with three piece suite comprising wash hand basin, fully tiled walls, low level wc, shower cubical housing Triton electric shower, heated towel radiator, electric fan heater and extractor fan.

GARAGE 16'7" x 9'1" (5.08m x 2.77m)

Double doors to the front, power points and lighting.

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 your first left into Orchard Green then left again into the cul-de-sac and the property will be found after a short distance on the left 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.

COUNCIL TAX

Band D £2349.23 (A reduction may be applicable for single occupancy)

TO VIEW

Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

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.



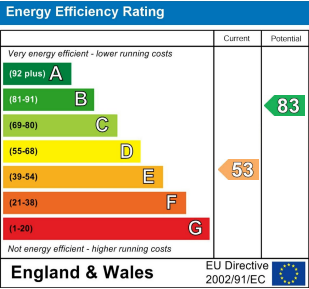
Floor Plan



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 firms 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