



## 29 WALKERS GREEN MARDEN, HEREFORD HR1 3DU

£240,000  
FREEHOLD

29 Walkers Green, Marden, Hereford, HR1 3DU

We are acting in the sale of the above property and have received an offer of £251,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Situated in this popular village location, a deceptively spacious three bedroom detached bungalow requiring modernisation throughout and being sold with the benefit of no onward chain. The property offers versatile accommodation throughout and benefits from gas central heating, a good sized driveway, front and rear gardens and we highly recommend a viewing.

**Flint  
&  
Cook**

# 29 WALKERS GREEN

- Requires modernising throughout
- Garage, driveway and good sized garden
- Popular village location!
- Ideal for a family or retirement
- No onward chain!
- Three bedroom detached bungalow



## Full Description

Situated in this popular village location, a deceptively spacious three bedroom detached bungalow requiring modernisation throughout and being sold with the benefit of no onward chain. The property offers versatile accommodation throughout and benefits from gas central heating, a good sized driveway, front and rear gardens and we highly recommend a viewing.

## Ground floor

With entrance door into

## Entrance porch

With tiled floor, window to the front aspect and doors to

## Entrance hallway

With tiled floor, two windows to the front and door into the

## Dining room

With radiator, ceiling light point, two built in storage cupboards, one housing the fuse box, double glazed window and doors to

## Kitchen

Comprising wall and base units, double stainless steel sink unit, freestanding cooker, double glazed window and radiator.

## Living room

With two ceiling light points, large radiator, large double glazed window overlooking the rear garden, feature fireplace and doors to

## Side porch

With ceiling light points, door out to the driveway and useful storage cupboard.

## Inner hallway

With ceiling light point, loft hatch, smoke alarm, cupboard housing the Worcester Bosch gas central heating boiler and doors to

## Bedroom one

With two ceiling light points, radiator, double glazed window, fitted wardrobes and fitted shower cubicle.

## Bedroom two

With built in wardrobe, double glazed window, radiator and ceiling light points, access door from the inner hallway and second door out to the rear hall/ study

## Bathroom

Three piece suite comprising panelled bath, toilet, pedestal wash hand basin, radiator, heated towel rail, ceiling light point and window.

## Office area

With radiator, ceiling light points, window with secondary glazing out to the garden with access to the rear hall with door to the rear and two doors into

## Reception room/bedroom

With tiled floor, radiators window, ceiling light point and built in wardrobe.

## Bedroom three

With radiator, ceiling light point, window with secondary glazing and double built in wardrobe.

## An access door from the entrance porch provides access to a side passage/utility

With door to the front, door leading into a further toilet, access door into a utility room with space and plumbing for washing machine and tumble dryer, storage room with electric and light and door out to a side walkway leading to the rear garden.

## Outside

To the rear a great sized lawned garden south facing, with paved patio area and pathway leading to the personal door to the rear of the garage, brick shed and side access gate. The rear garden is enclosed by hedging and fencing. To the front is a good sized driveway providing ample off road parking with access to the front garage door leading into a carport with a further garage beyond, there is also a good sized area of lawn.

## 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 a short distance down on the right hand side.

## Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax

band D - £2,449 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.

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Opening Hours

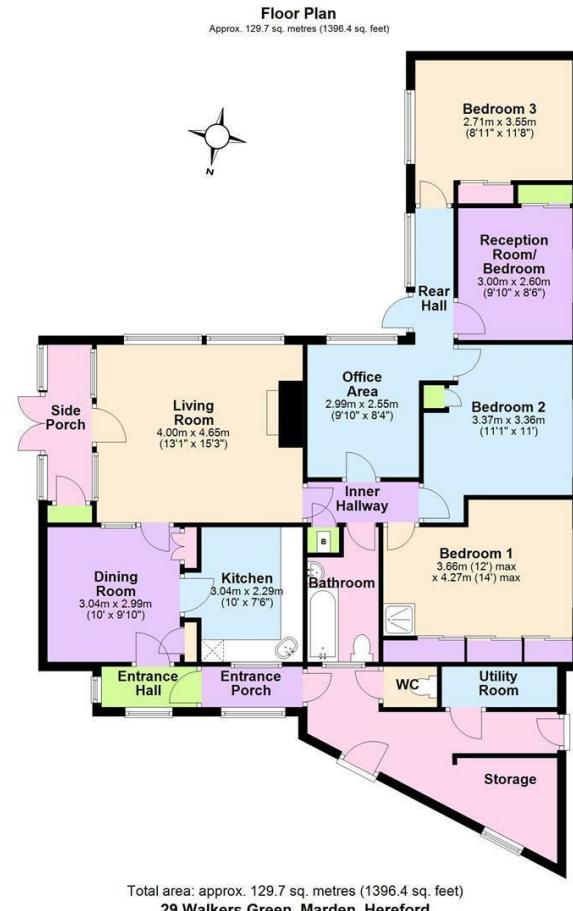
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

## Money Laundering

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

# 29 WALKERS GREEN





**EPC Rating: D** **Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	65
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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