



5 Brook Orchard, Marden, Hereford, Herefordshire, HR1 3EJ

£1,600 PCM

jackson
property

- * Pet Friendly (One Medium Sized Pet)
- Spacious Family Accommodation
- Four Bedrooms
- Two Reception Rooms

- EPC Rating D
- Countryside Views To The Rear
- Double Garage With Power & Lighting
- Available For Immediate Occupation

Entrance Porch

Door to front. Having lighting and tiled flooring. Door through to:

Entrance Hallway

14'11" x 11'1"

With staircase rising to first floor landing, useful under stairs cupboard, wall mounted central heating controls, panel radiator and doors off.

Study

8'11" x 6'9"

Double glazed window to front. Having useful wall mounted shelving. wall mounted electric trip switches and panel radiator.

Sitting Room

18'0" x 11'9"

Double glazed window to rear and sliding patio door. Having a feature wood burning stove set on a tiled heath, telephone point, television point and two panel radiators.

Dining Room

14'2" x 12'6"

Double glazed windows to side and rear. Having space for table and chairs and panel radiator.

Guest WC

Double glazed close window to side. Having close coupled WC, pedestal wash hand basin, splash back wall tiling, vinyl flooring and panel radiator.

Kitchen

16'5" x 8'3"

Double glazed windows to front and side. Offering a selection of base and wall mounted cabinets, a stainless steel single drainer sink, splash back wall tiling, roll edge worksurfaces, space for electric cooker, space and plumbing for washing machine telephone point and tiled flooring. Please note that the Aga does not form part of the tenancy agreement.

Rear Porch

Double glazed door to rear leading to the gardens and tiled flooring. The property's boiler is sited in the rear porch.

First Floor Landing

Double glazed window to front. Having access to loft space, panel radiator and doors off.

Bedroom One

16'9" x 11'9"

A double room with double glazed windows to rear offering immediate garden and countryside views beyond. With telephone point, television point, coving and two panel radiators. Door to:

Ensuite Shower

Double glazed window to rear. Having a close coupled WC, pedestal wash hand basin, shower cubicle, wall mounted light with shave point, splash back wall tiling, panel radiator and extractor fan.

Bedroom Two

13'9" x 9'10".314'11"

A double room with double glazed window to rear with garden and countryside views. Having telephone point, television point and panel radiator.

Bedroom Three

10'3" x 9'0"

A single room with double glazed window to front. Having panel radiator.

Bedroom Four

16'4" x 8'4"

A double room with double glazed window to front. Having telephone point and panel radiator.

Bathroom

Double glazed window to side. Having a panel enclosed bath, pedestal wash hand basin, close coupled WC, storage cupboard housing hot water tank and shelving, splashback wall tiling, extractor fan and panel radiator.

Outside

The property is approached via a gravelled driveway which leads to a large parking area providing space for several vehicles. To the rear of the property there is a large lawn area which is fully enclosed and offers a low maintenance garden area.

Double Garage / Outside WC

Having an electric up and over door to front. With power and lighting, space and plumbing for washing machine. A most useful benefit to the property providing a working area or further storage to the property. TO the rear of the garage an outside WC can be found.

Household Income & Affordability

Please Note - To successfully pass an income reference our appointed referencing company requires a minimum household income of £48,000. Should a guarantor be required to support an application an income of £57,600 would be required.

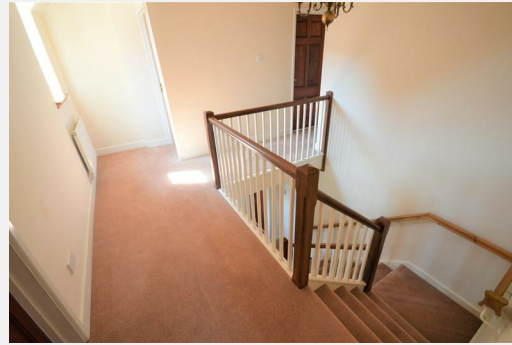
Services & Expenditure

Services Connected: Oil fired boiler. Mains electricity and water.
Council Tax Band: F
Broadband availability: 1000 Mbps Upload 1000Mbps Download Ultrafast - Source Ofcom

Viewings

Strictly by appointment. Please contact the agents on 01568 610600 opt 1







Total area: approx. 157.5 sq. metres (1694.8 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.