

## 49 WALKERS GREEN MARDEN, HEREFORD HR1 3EB

£299,950  
FREEHOLD

Situated in a peaceful village location, this spacious three-bedroom detached bungalow features a large L-shaped living room and good-sized private rear gardens. Ideal for a family or for retirement, the property is offered with no onward chain.



# 49 WALKERS GREEN

- Lovely village location
- Spacious 3 bedroom detached bungalow
- Large L-shaped living room
- Good sized rear garden
- Ideal for family/retirement
- No onward chain!



## Recessed Entrance Porch

With a double glazed side window, handrail and door through to

## Entrance Hall

With vinyl flooring, double glazed side window, useful cloaks cupboard. and then access to the

## Reception Hall

With fitted carpet wall mounted heater and door to the

## Open Plan Lounge/Dining Room

An impressive L-shaped, light and airy room with fitted carpet, wall mounted heaters, double glazed window and double glazed door to the front aspect, a range of lighting, a recess ideal for a television, double glazed window and sliding door to the side garden and glazed panel door to the inner hallway.

## Kitchen

Fitted with a range of wall and base units, work surfaces, 1 1/2 half bowl sink, 2 double glazed windows to the side, large pantry cupboard with shelving, coved ceiling, eye level glass display cabinets, a range of appliances and wall heater (not tested), freestanding Miele refrigerator, sliding door to the inner hallway and a glazed panel door to the

## Utility Room

There is a freestanding washing machine, store cupboards, double glazed window and a glazed panel door to the inner passageway.

## Inner Hallway

With fitted carpet, store cupboards with shelving, a large walk-in store/airing cupboard with ample shelving, built-in desk unit with shelving above and door to

## Bedroom 1

With fitted carpet, wall-mounted heater, double glazed window to the side, built-in double wardrobe, coved ceiling, useful store cupboard with shelving, display recess, double glazed sliding patio door to the rear, further double wardrobe and door to the

## Ensuite Bathroom

With bath, low flush WC, wash hand basin with storage below, tiled wall surround for easy maintenance, vinyl flooring, wall mounted heater, double glazed window to the rear, wall mirrors and light.

## Bedroom 2

With fitted carpet, wall mounted heater, double glazed window to the side, built-in wardrobe with overhead storage, dressing table with storage below, mirror and shelving over.

## Shower Room

With access doors from both the inner hallway and the utility room. Fitted with a large corner shower with glazed door and seat. Low flush WC, vanity wash hand basin with storage below, wall mirror and light over, wall mounted heater, tiled wall surround for easy maintenance and extractor fan.

## Inner/Side Passage

With fitted carpet, store cupboards, sink unit, partially double glazed door to the rear patio and garden, internal door to the garage, and door to

## Bedroom 3/Sitting Room

With fitted carpet, wall mounted heater, coved ceiling, double glazed window to the side and door to the

### **Workshop/Storeroom**

With scope to use as further living accommodation if required and having power and light points, side windows and rear door.

### **Outside**

To the front of the property there is a brick paved driveway providing off-road parking facilities which leads down the side of the bungalow to the

### **Garage**

With electric roller door, power and light points, ample storage space and an internal door to the inner passageway.

The front garden is a attractively laid to lawn, bordered by flowers and shrubs and enclosed by hedging to maintain privacy.

At the rear of the property there is a good size garden, mainly lawned with various patio areas providing perfect entertaining spaces, interspersed with a variety of flowers and shrubs and all well enclosed by hedging, trees and fencing to maintain privacy.

### **Property Services**

Mains water, electricity and drainage are connected. Electric heating.

### **Outgoings**

Council tax band 'D' - £2,502 for 2025/2026

Water and drainage rates are payable.

### **Directions**

Proceed north out of Hereford city on the A49 Leominster Road turn right as signposted Morton on Lugg continue

through the village and follow signs to Marden. On entering the village of Marden take the first turning left and then first right into Walkers Green.

### **Agent's Note**

None of the wall heaters and appliances have been tested.

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing**

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**

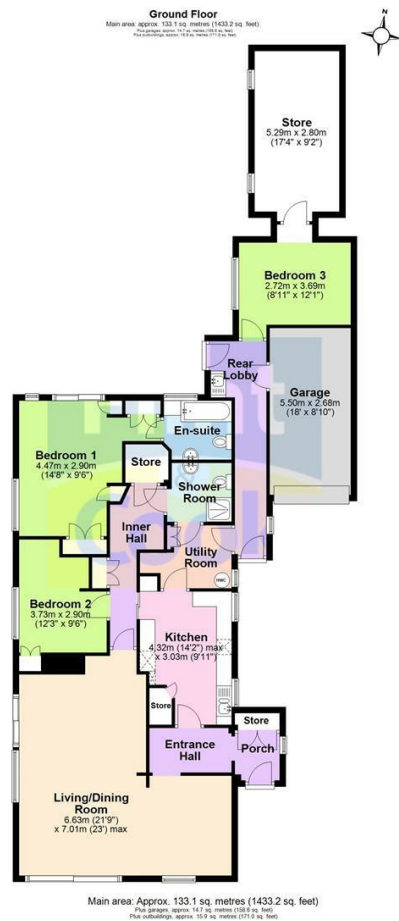
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## **49 WALKERS GREEN**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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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