



THE FORGE 37 WALKERS GREEN MARDEN, HEREFORD HR1 3DZ

Asking Price £300,000
FREEHOLD

A charming and characterful two double bedroom detached cottage, pleasantly situated within the popular village of Marden. Offering well-presented accommodation with plenty of traditional appeal, the property features a cosy living room with wood-burning stove, a handmade farmhouse-style kitchen and a south-facing, low-maintenance garden. Further benefits include gated driveway parking for several vehicles, a useful garage/store and additional outbuildings. An ideal home for those seeking village living with character and practicality in equal measure.



THE FORGE 37 WALKERS GREEN

- Characterful detached cottage
- Two double bedrooms
- Gated driveway and garage
- Low maintenance gardens
- Popular village location
- Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor and entrance door into the

Living Room

A bright and spacious dual-aspect reception room featuring a tiled floor and an attractive wood-burning stove set on a brick hearth with matching surround and timber mantel over. Two double-glazed windows to the front, together with a further window and French doors to the rear, provide plenty of natural light and direct access outside. There are two radiators, a useful understairs storage cupboard and a staircase leading to the first floor. A door leads through to the...

Kitchen/Dining Room

A charming handmade farmhouse-style kitchen fitted with a range of wooden cabinetry and ample worksurfaces, incorporating a Belfast sink with mixer tap. There is space and plumbing for a washing machine, space for a freestanding fridge/freezer and a freestanding electric cooker set within an attractive brick surround. The triple-aspect design, with double-glazed windows to the front, side and rear, provides excellent natural light. Further features include ample space for dining with a tiled floor, gas-fired central heating boiler and two useful double built-in storage cupboards.

First Floor Landing

With fitted carpet, a useful double storage cupboard, smoke alarm and doors leading to the bedrooms and bathroom.

Bedroom One

A spacious dual-aspect double bedroom with fitted carpet, a dormer window to the front and triple-glazed window to the side, allowing plenty of natural light. Further features include a double built-in wardrobe, radiator and useful eaves storage.

Bedroom Two

A well-proportioned second double bedroom with fitted carpet, a double-glazed dormer window providing plenty of natural light and a radiator.

Bathroom

Fitted with a white suite comprising a panelled bath with mains shower over, low-level WC and pedestal wash hand basin. Two double-glazed windows provide plenty of natural light, with further features including useful built-in storage cupboards and a radiator.

Outside

To the rear is an attractive, low-maintenance south-facing garden, providing an excellent suntrap and offering a good degree of privacy. The garden is mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining, complemented by a variety of established flowers and shrubs. Enclosed by hedging and fencing, the garden also benefits from a wooden

shed, outside tap, side access gate and rear access to the large store/garage.

To the front, the property is approached through wooden gates onto a generous tarmacadam driveway providing off-road parking for several vehicles. There is also a useful wood store and a further substantial wooden store/shed, with the frontage enclosed by established hedging. The garage benefits from double doors to the front, light & power.

Directions

From Hereford proceed towards Worcester on the A4103 Aylestone Hill and, just past Legge's farm shop at the mini roundabout, take the 2nd exit towards Sutton St Nicholas and Marden. Continue into Sutton St Nicholas and at the crossroads by the public house take the left hand turning as signposted Marden. Continue into the village and take the 1st left turning into Walkers Green, continue along and the property is located opposite the turning for Brook Orchard.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

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.

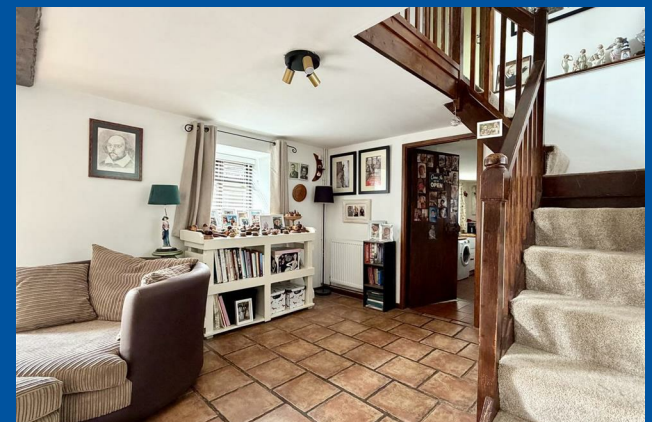
Tenure & Possession

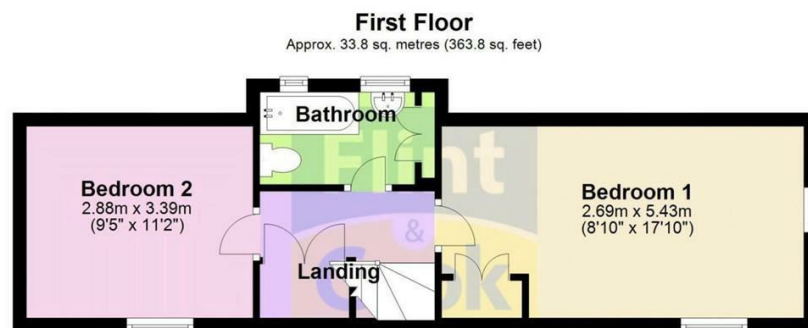
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 79.6 sq. metres (856.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: C

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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