



MO-I-RANA MARDEN

HEREFORD HR1 3DX

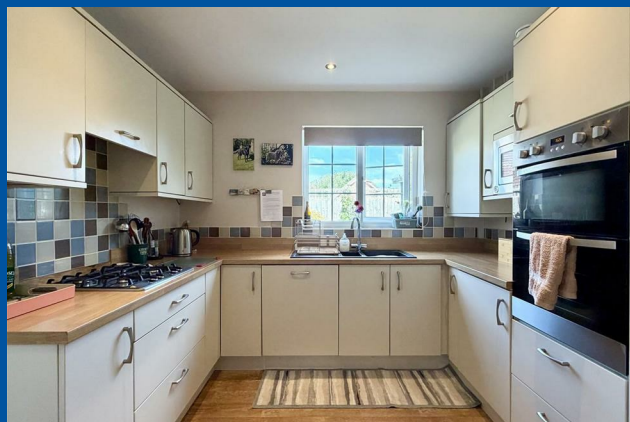
£365,000
FREEHOLD

Situated within a popular village location, a well presented individual three bedroom detached property offering an ideal purchase for a growing family or those looking for a home with versatile accommodation in a friendly rural community. The property benefits from three double bedrooms, spacious living accommodation to the ground floor, a large driveway and enclosed rear garden. A viewing is highly recommended.



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- Individual detached house • Spacious living accommodation • Three double bedrooms • Popular village location • Enclosed rear garden • Must be viewed!



Ground Floor

With canopy porch and entrance door into the

Entrance Hall

With mat well, fitted carpet, double glazed, window to the side aspect, carpeted stairs leading up with a useful under stair storage cupboard, ceiling light point, radiator and doors to

Lounge/Dining Room

A spacious lounge/dining area with dual aspect double glazed window to the front and sliding doors to the rear, within the living area there is fitted carpet, coving, a feature wood burning stove with brick surround & wooden mantle over, tiled hearth, four fitted wall lights and a double radiator. The dining area has wood effect flooring, double radiator, coving, fitted wall light, a door then leads from the dining area into the

Breakfast Room

With wood effect flooring, radiator, spotlights, double glazed window to the side aspect and double glazed french doors to the rear, there are a range of fitted base cupboards with work surface space over, a space for a freestanding fridge/freezer and archway leading into the

Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units, ample work surface space over with tiled splash backs, 1 1/2 bowl sink and drainer unit, integrated appliances to include a four ring gas hob,

electric oven/grill, microwave and dishwasher. There is a double glazed window and doors out to the rear garden, a cupboard housing the gas central heating boiler, double radiator and door leading into the

Utility/Study

A flexible space with dual aspect double glazed windows to the front and rear, newly fitted wall and base units with stainless steel sink and drainer unit, under counter space and plumbing for a washing machine and space for a freestanding fridge/freezer. The study space has further fitted cupboard space ideal for storage with vinyl flooring, spotlights, double radiator, loft hatch and a door into the

Downstairs W/C

Comprising a low flush w/c, wash hand basin, space for coat storage, tiled floor and double glazed window.

First Floor Landing

With fitted carpet, double glazed window, two ceiling light points, radiator, loft hatch with pull down ladder and doors to

Bedroom One

A spacious main bedroom with fitted carpet, central ceiling light, coving, radiator and fitted wardrobes.

Bedroom Two

A second spacious double with a front aspect double glazed window, radiator, ceiling light point, fitted carpet and a large double wardrobe.

Bedroom Three

Another spacious double with large double glazed window to the rear aspect, central ceiling light, radiator, fitted carpet and double fitted wardrobe.

Bathroom

A full suite comprising panelled bath with tiled surround and handheld shower head attachment, fitted shower cubicle with mains fitment shower head over, pedestal wash hand basin, low flush w/c, double glazed window, radiator and spotlights.

Outside

To the rear there is a fantastic enclosed garden laid to a mix of patio, lawn and decking. There are an array of ornamental plants and shrubbery, two good sized wooden storage sheds with covered pergola and useful side access gates. The rear garden is enclosed by a mix of fencing and hedging. To the front there is a large tarmac driveway with additional gravelled parking space, a large area of lawn with retaining wall and two useful access gates to the rear.

Directions

From Hereford proceed towards Worcester on the A4103 (Aylestone Hill) and then, just past Legge's farm shop, at the mini roundabout take the 2nd exit towards Sutton St. Nicholas & 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, passing a parade of shops on the left hand side, then turn left (2nd turning into

Walkers Green - before the main village shop/post office) and the property is located on the right-hand side after a short distance.

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.

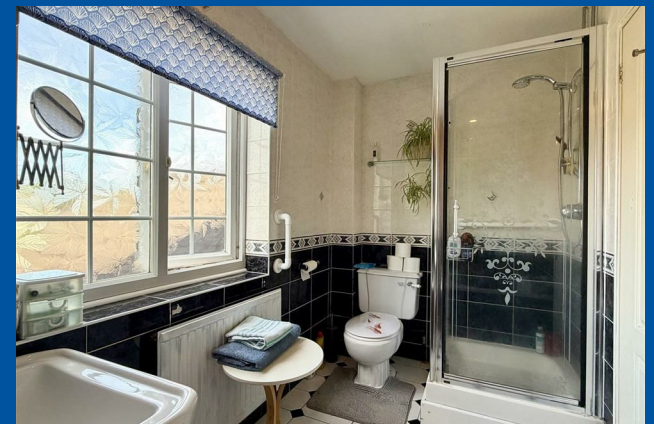
Tenure & Possession

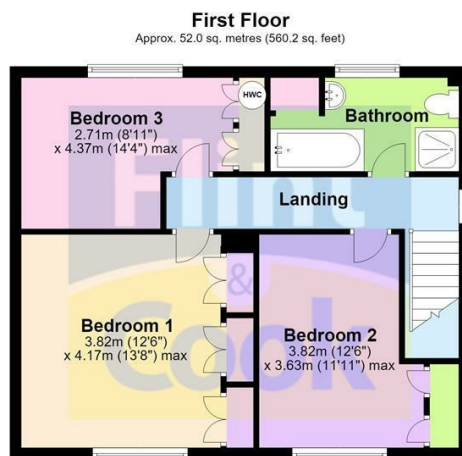
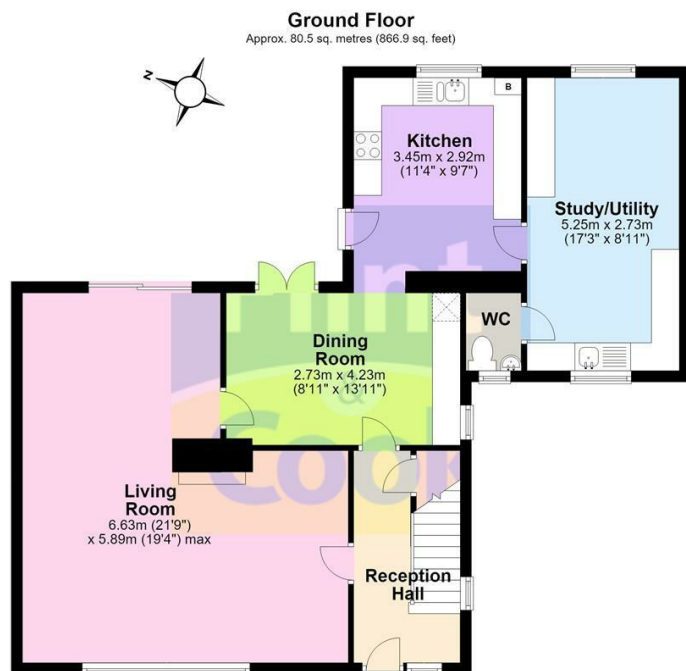
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

EPC Rating: D Hereford Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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