



## 4 MARCLE WALK HEREFORD HR2 7TD

£195,000  
FREEHOLD

A superb semi-detached house occupying a quiet residential location, offering well-presented accommodation throughout. The property features 3 bedrooms, a downstairs WC, living room and breakfast/kitchen, together with gas central heating, enclosed rear garden and private parking. Ideal for first time buyers or investment purchasers and offered for sale with no onward chain.



## 4 MARCLE WALK

- Semi detached house
- Sold with no onward chain
- Three bedrooms, bathroom & downstairs W/C
- Enclosed garden & allocated parking space
- Ideal for a first time buyer
- Must be viewed!



### Ground Floor

With canopy porch and entrance door into the

### Entrance Hall

With vinyl flooring, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage, large storage cupboard with wall mounted gas central heating boiler and space for coats and shoes, doors then lead to

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, wall mounted fuse box and double glazed window.

### Living Room

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

### Kitchen/Dining Room

A spacious kitchen/dining room with a range of fitted wall and base units with work surface space over, sink and drainer unit, under counter space tow washing machine and space for a freestanding cooker, ample space for a dining table with double glazed french doors to the rear garden, two ceiling light points, double glazed window and radiator.

### First Floor Landing

With fitted carpet, ceiling light point, loft hatch, useful storage cupboard and doors to

### Bedroom One

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

### Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

### Bedroom Three

With fitted carpet, ceiling light point, double glazed window to the rear aspect and large built in storage cupboard.

### Bathroom

Three piece white suite comprising p shaped panelled bath with tiled surround and electric shower over, wash hand basin with tiled splashback and storage below, low flush w/c, heated towel rail and double glazed window.

### Outside

To the front there is a small courtyard laid to paving enclosed by hedging and brick walling. To the side of the property there is an allocated parking space. To the rear there is a brick paved patio with pathway to the rear access gate, a small area of lawn enclosed by fencing and brick walling and a useful outside brick store.

### Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the first exit left onto Southolme Road, proceed straight over at the mini roundabout onto Treago Grove, follow the road round to the left and to the right and Marcle Walk is situated on the right hand side.

### **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**

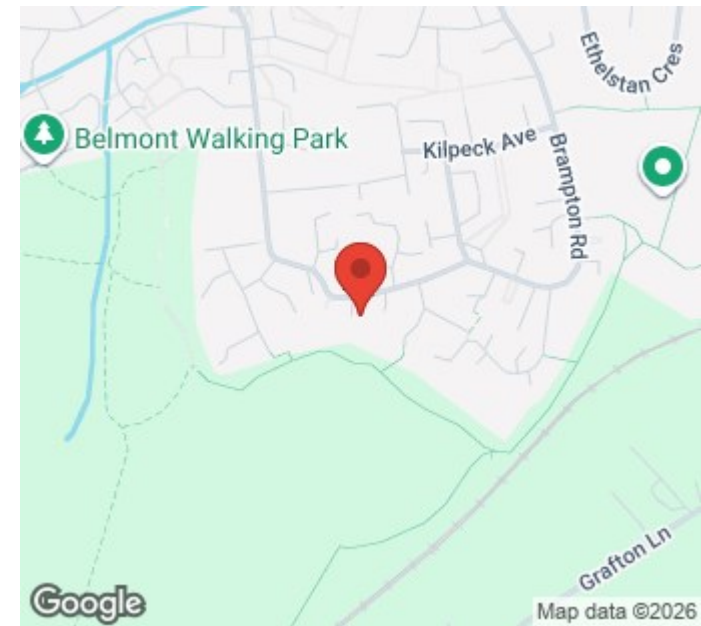
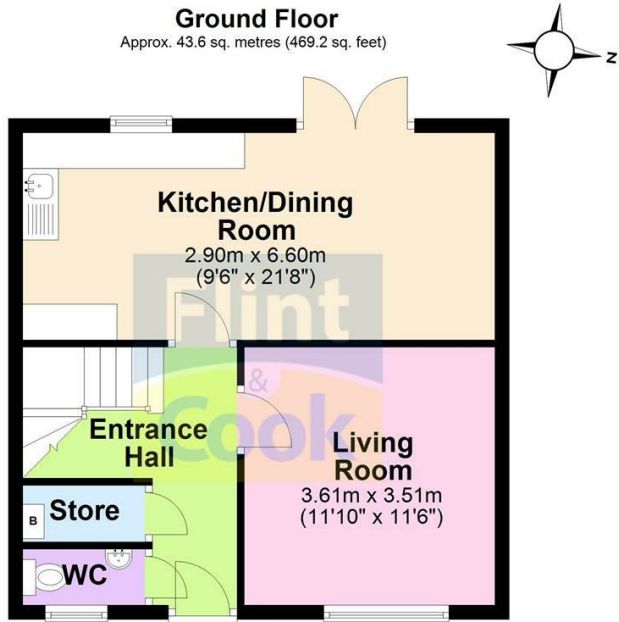
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **4 MARCLE WALK**





Total area: approx. 87.2 sq. metres (938.5 sq. feet)

**EPC Rating: C Hereford Council Tax Band: B**

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>			<b>86</b>
(55-68) <b>D</b>		<b>72</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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