



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



4 Ash Close, Marden, Hereford, HR1 3EG

'Situated to the north of Hereford City in the popular village location of Marden a two bedroom, a terraced bungalow with gas central heating, double glazing, enclosed rear garden and garage'

£185,000 (Freehold)

Residential Sales and Lettings

4 Ash Close, Marden, Hereford, HR1 3EG

LOCATION

Ash Close is a cul-de-sac location within the village of Marden which is set in the north Herefordshire countryside. The village offers a range of amenities including primary school, community hall and village shop. Further amenities are available in the centre of Hereford (approximately 5 miles). Hereford offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a mid terraced bungalow which is centrally heated and double glazed with the added benefit of a garage and comprises: entrance hall, sitting room, kitchen, two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with panelled radiator, two storage cupboards, thermostat for the central heating and door to the sitting room.

Sitting Room

4.72m (15'6") x 3m (9'10")

With front and rear aspect double glazed windows, panelled radiator, two wall lights and coved ceiling.



Kitchen

2.84m (9'4") (maximum) x 2.41m (7'11")

With front aspect double glazed window. A range of units comprising a 1½ bowl stainless steel sink drainer unit with work surfaces, a range of wall and base mounted units, wall mounted gas central heating boiler, integrated electric oven and gas hob, plumbing and space for washing machine, space for fridge freezer and tiled flooring.



Bedroom 1

3.48m (11'5") x 2.41m (7'11")

With rear aspect double glazed window and panelled radiator.

4 Ash Close, Marden, Hereford, HR1 3EG

Bedroom 2

2.97m (9'9) x 2.67m (8'9) (maximum)

With rear aspect double glazed window, panelled radiator and double glazed door giving access to the garden.



Shower Room

With side aspect double glazed window, double shower cubicle with electric shower, low flush wc, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and tiled flooring.



OUTSIDE:

To the rear of the property is a patio area leading to the main garden which is laid to lawn. There are various trees and shrubs. Useful storage shed. The lawn area continues to the side of the property and the garden is enclosed by fencing to provide a degree of privacy. Located a short distance away is a garage.

COUNCIL TAX BAND B

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Hereford proceed north on the A49 signposted Leominster and after approximately three miles turn right into the village of Moreton On Lugg. Proceed through the village of Moreton On Lugg and continue to the junction. Turn left, signposted Marden, and enter the village. Continue into Walkers Green, pass The Stores and the School on the right hand side and turn left continuing into Walkers Green. Ash Close will be identified on the left hand side where the property will be found on the right.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

4 Ash Close, Marden, Hereford, HR1 3EG

ID / Date
ID39121

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating

4 Ash Close, Marden, Hereford, HR1 3EG

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

