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56 Walkers Green, Marden, Hereford, HR1 3EB

'Located in a popular village, about four miles north of Hereford, a well presented three bedroom detached bungalow which is centrally heated and double glazed with garden areas, driveway and garage'

NEW INSTRUCTION

£310,000 (freehold)

Residential Sales and Lettings

56 Walkers Green, Marden, Hereford, HR1 3EB

LOCATION

Marden is a village community located about four miles north of the Cathedral City of Hereford. The village offers a range of amenities and a bus service. Hereford as a whole offers a fuller variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

56 Walkers Green is an established well presented detached bungalow which is double glazed and has the benefit of a gas fired central heating system. The property is set in its own garden areas, with large patio to the rear and small patio to the front, driveway and garage. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Dining Area/Sitting Room

7.09m (23'3) (maximum) x 5.69m (18'8) (maximum) L-shaped in plan

Side aspect double glazed entrance door leads into the dining area with front aspect double glazed window, panelled radiator, vinyl flooring, plumbing and space for washing machine, space for tumble dryer with work surface over, inset spotlights, thermostat for central heating, storage cupboard and door to the kitchen.



Sitting Room

With side aspect double glazed window, front aspect sliding door, panelled radiator, wood burning stove, inset spotlights and television point.



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Kitchen

3.12m (10'3) x 2.59m (8'6) (maximum)

With side aspect double glazed window, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, plumbing and space for dishwasher, pantry storage cupboard and panelled radiator.



Inner Hallway

With smoke alarm, access hatch to loft space and storage cupboard housing the gas central heating boiler.

Bedroom 1

4.27m (14'0) (maximum) x 3.12m (10'3)

With rear aspect double glazed window, panelled radiator and wardrobe.

Bedroom 2

3.84m (12'7) x 3.28m (10'9) (maximum)

With rear aspect double glazed window, panelled radiator and wardrobe.



Bedroom 3

2.84m (9'4) x 2.54m (8'4)

With side aspect double glazed window and wardrobe.

Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with mixer tap, thermostatically controlled shower over, pedestal mounted wash hand basin, low flush wc, panelled radiator and vinyl flooring.



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OUTSIDE:

To the right hand side of the bungalow is a driveway which gives access to the garage (16'10 X 8'4) with a pair of double doors to the front. Also at the front of the property is a further concrete hard-standing area.

To the front of the property is a lawned garden and small patio area leading to the side of the property where there is a further lawned garden with picket fence and gate which gives access to the rear garden which is part laid to lawn and a large patio area with feature lighting. The garden is enclosed by fencing to provide a degree of privacy.

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.

COUNCIL TAX BAND D

Payable to Hereford Council

VIEWING

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

DIRECTIONAL NOTE

From Hereford proceed north on the A49 and turn right in the village of Moreton on Lugg. Continue through the village, pass over the railway crossing and at the next junction turn left signposted Marden. On entering Marden take the left hand turn and then take the first right hand turn into Walkers Green. Proceed along Walkers Green and Number 56 will be identified on the left hand side by the agents 'For Sale' board.

FOR FURTHER INFORMATION

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

16th January 2024

ID37755

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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.

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

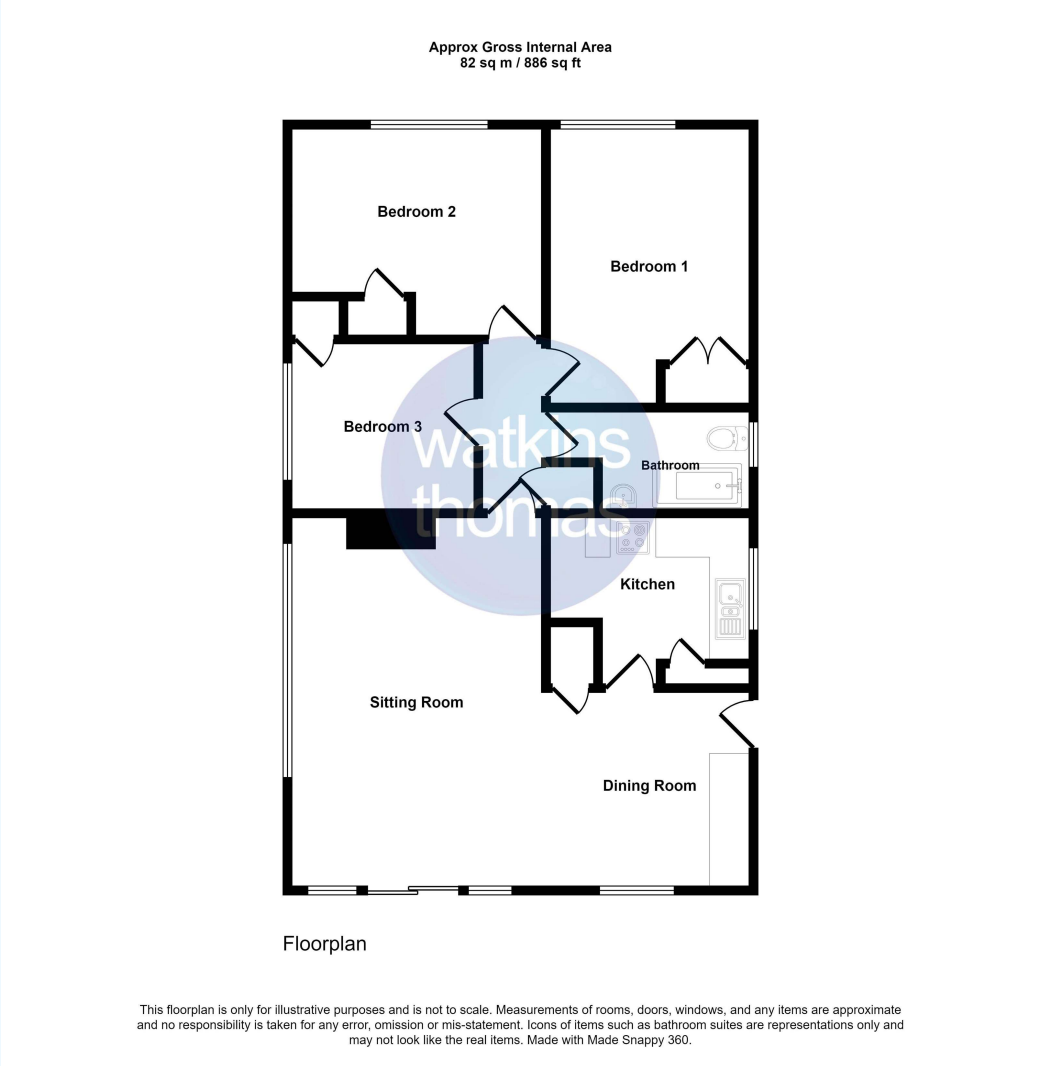
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.



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