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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 with potential annex which is centrally heated and double glazed with garden areas and parking'

£325,000 (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 and driveway. In addition there is a side/rear extension currently providing an entertainment space but with potential annex including open plan living area with patio doors, kitchen/bar area and separate shower room with wc. 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.



56 Walkers Green, Marden, Hereford, HR1 3EB

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 patio doors opening onto a patio area, panelled radiator and wardrobe.



Bedroom 2

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

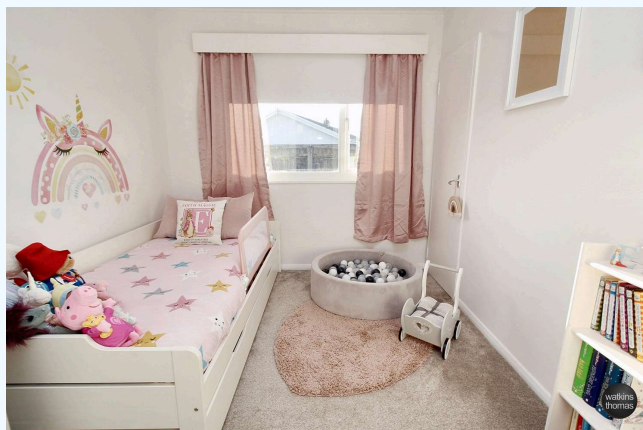
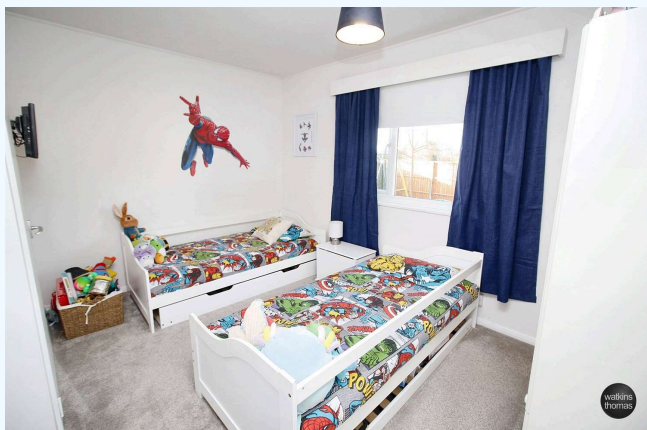
With rear aspect double glazed window, panelled radiator and wardrobe.

56 Walkers Green, Marden, Hereford, HR1 3EB

Bedroom 3

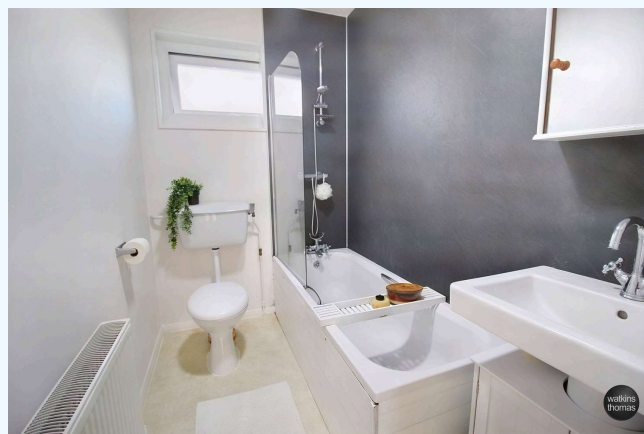
2.84m (9'4) x 2.54m (8'4)

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.



POTENTIAL ANNEX AREA/CURRENTLY ENTERTAINING AREA

Accessed from the front driveway via a double glazed door leading to:

Entrance Hall

3.02m (9'11) x .74m (2'5)

With sunken ceiling light, wood laminate flooring and door to:

Shower Room

1.93m (6'4) x 1.09m (3'7)

Having sunken ceiling lights, vanity wash hand basin with mixer tap, low level wc, shower tray, ladder radiator and wood laminate flooring. This room is currently unfinished, however, the works will be completed.

56 Walkers Green, Marden, Hereford, HR1 3EB

Open Plan Potential Sitting/Kitchen Area/Currently Entertaining Area With Bar
6.25m (20'6) x 2.77m (9'1) (maximum)

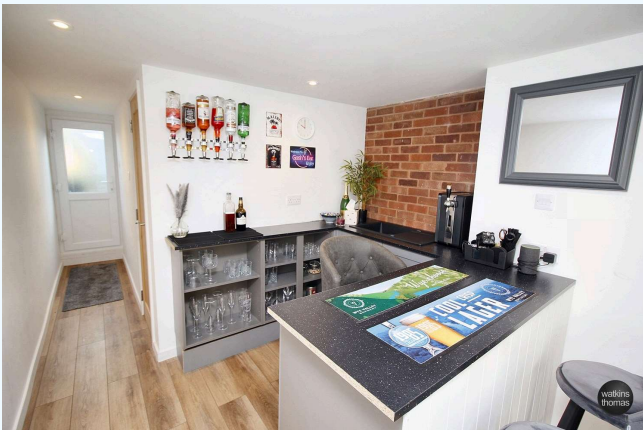


Potential Kitchen Area/Currently Bar Area

Open to the sitting area and having base cupboard and shelving units with work surfaces over, composite sink unit with mixer tap, part exposed brickwork, appliance space and wood laminate flooring.

Sitting Area

Having double glazed patio doors with full height upvc non opening units either side, sunken spot lights, electric radiator and wood laminate flooring.



OUTSIDE:

To the right hand side of the bungalow is a driveway which gives access to the entertaining area/potential annex with a double glazed door. To the left hand side of this is an outside storage area with double glazed door and lighting. Also at the front of the property is a further concrete hard-standing area for further parking.

To the front of the property is a lawned garden and small patio bounded by low hedging. There is a further lawned garden with picket fence and patio area. There is a lawn area with a large patio having feature lighting. The garden is enclosed by fencing to provide a degree of privacy.



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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.

10th January 2025

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.

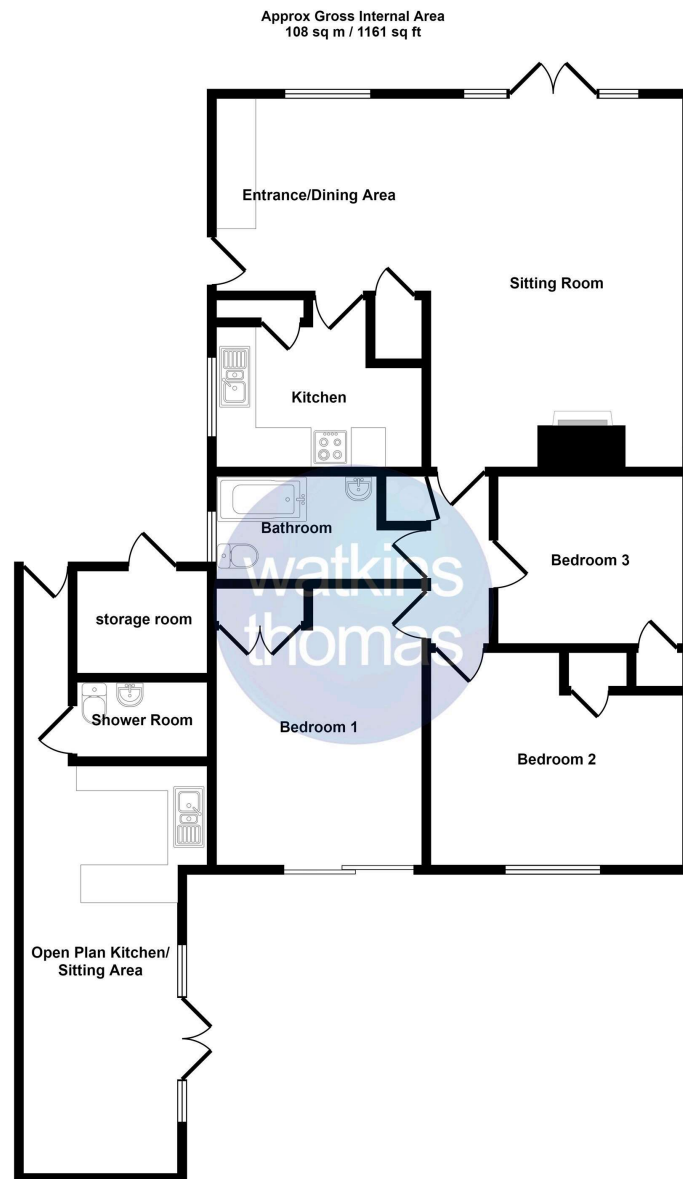
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.