



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

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



27 Orchard Green, Marden, Hereford, HR1 3ED

'The property offers well proportioned 2/3 bedroom accommodation together with an attractive rear garden area and car port'

£310,000 (Freehold)

Residential Sales and Lettings

27 Orchard Green, Marden, Hereford, HR1 3ED

LOCATION

Orchard Green is set on the edge of the well served village of Marden which is set to the north of the Cathedral City of Hereford and south of the market town of Leominster. Village amenities include a church, primary school and village store. Hereford and Leominster combined offer a fuller range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

27 Orchard Green is a detached bungalow residence which is double glazed and has the benefit of a gas fired central heating system. The property is set behind its own deep front garden, there is a driveway to a car port and at the rear there is a private garden area which enjoys a pleasant aspect. The property offers a good sized entrance porch which opens to a living room with dining room off. There are also 2/3 bedrooms and an attractive modern bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Reception hall

3.35m (11'0) x 1.83m (6')

Approached through a double glazed door with adjacent deep double glazed window and with a double glazed window to the front. Radiator, door to cloaks cupboard and with a 3'9 wide arched opening to the:



Living Room

6.1m (20'0) x 3.45m (11'4) (widening to 12'8)

With double glazed windows to the side, radiator and space for raised gas fire. Door to inner hall. Wall mounted central heating and domestic hot water control clock and with a 4' wide opening to the:



Dining Room

3.48m (11'5) x 2.57m (8'5)

With double glazed windows to two aspects, radiator, opening to kitchen and door to store cupboard with fitted shelves.

Kitchen

3.1m (10'2) x 2.57m (8'5)

With a double glazed window to the side and with fitted base cupboards with working surfaces over, tiled surrounds and matching eye level cabinets. Recess for cooker, recess for washing machine with plumbing and a single drainer stainless steel sink unit with mixer tap. Radiator. Part painted timber clad walling and tile effect flooring.

27 Orchard Green, Marden, Hereford, HR1 3ED



Inner Hall

With doors to the bedrooms, shower room and BOILER CUPBOARD with wall mounted gas fired boiler which provides central heating and domestic hot water.

Bedroom 1

4.27m (14'0) x 3.23m (10'7) (12' to rear of wardrobes)

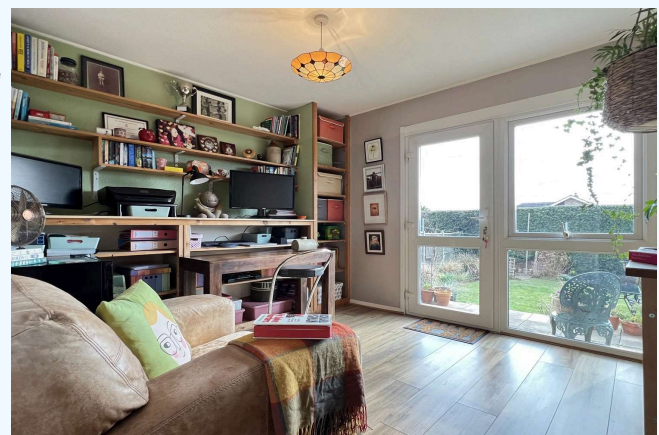
With a double glazed window opening to and overlooking the private rear garden, radiator and with three wardrobe cupboards with hanging rails and cabinets over and door to two further recessed cupboards with fitted shelves.



Bedroom 2/The Garden Room

3.35m (11'0) x 2.97m (9'9)

With a double glazed casement door with adjacent double glazed window opening to and overlooking the rear garden. Wood grain effect flooring, radiator and door to recessed storage cupboard part with fitted shelves and having an hanging rail.



The Shower Room

2.44m (8'0) x 1.52m (5')

Beautifully appointed part with shower boarded walls with a wide shower cubicle with screen door and twin headed thermostatically controlled shower unit, contemporary style sink unit having mixer tap and drawers below with further cupboard and drawer units and having a low level wc. Double glazed window, sunken ceiling lights and ladder type radiator. Mirror with touch lighting.

27 Orchard Green, Marden, Hereford, HR1 3ED

Bedroom 3

3.91m (12'10") x 2.44m (8') (approached over two steps from the main hall)

Having a deep door recess, double glazed window overlooking the rear garden, wood laminate flooring, radiator and double and single wardrobe cupboards provided with hanging rails, storage shelving and cabinets over.



OUTSIDE:

The property has the benefit of a block pavior driveway which runs to the front door and to the CAR PORT (23' x 9') with corrugated roof over and having water tap. There is an outside and security light.

The driveway is flanked on both sides by a stone wall with the principal front garden area given over to a shaped lawn with deep borders stocked with a variety of spring bulbs and is generally well stocked. At the side of the property there is a crazy paved pathway through an iron gate which is part flanked by an area of lawn which runs to the private rear garden which is a particular feature of the property. At an upper level there is a paved sun terrace with steps from bedroom 2/garden room door and then at a lower level there is a shaped lawn with deep well stocked established border. Within the rear garden there is a GARDEN STORE. There is also an outside security light.



27 Orchard Green, Marden, Hereford, HR1 3ED



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

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 and in the village of Moreton-On-Lugg turn right. Continue through Moreton On Lugg, over the railway line and at the next junction turn left towards Marden. On entering Marden turn left, pass the first turning into Orchard Green and take the second where Number 27 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 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.

11th March 2025

ID39901

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.

27 Orchard Green, Marden, Hereford, HR1 3ED

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.