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### **18 Paradise Meadows, Marden, Hereford, HR1 3FA**

*'Situated to the north of Hereford in the popular village of Marden, a well presented two bedroom end of terrace home, with gas central heating, double glazing, off road parking and enclosed rear garden - sold under Section 106 at 23% reduction of market value'*

**£175,175 (Sold Under Section 106) (Freehold)**

**Residential Sales**

## 18 Paradise Meadows, Marden, Hereford, HR1 3FA

### LOCATION

The property is located to the north of Hereford City in the popular village location of Marden. In the area are a range of amenities including a village shop and primary school. Hereford as a whole 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 well presented, two bedroom end of terrace home with gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, kitchen, cloakroom, sitting/dining room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A double glazed panelled entrance door leads to the entrance hall, with stairs to the first floor, smoke alarm, thermostat for central heating, front aspect double glazed window, door to the kitchen, cloakroom and sitting/dining room.

##### Kitchen

2.79m (9'2) x 2.44m (8')

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for cooker, space for upright fridge freezer, wall mounted gas central heating boiler, plumbing and space for washing machine, extractor fan and smoke alarm.



##### Sitting/Dining Room

4.83m (15'10) x 3.25m (10'8)

With rear aspect double glazed window, panelled radiator, two storage cupboards and double glazed French doors giving access to the rear garden.



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### Cloakroom

With low flush wc, wash hand basin with tiled splash back and extractor fan.

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, doors to bedrooms and bathroom.

#### Bedroom 1

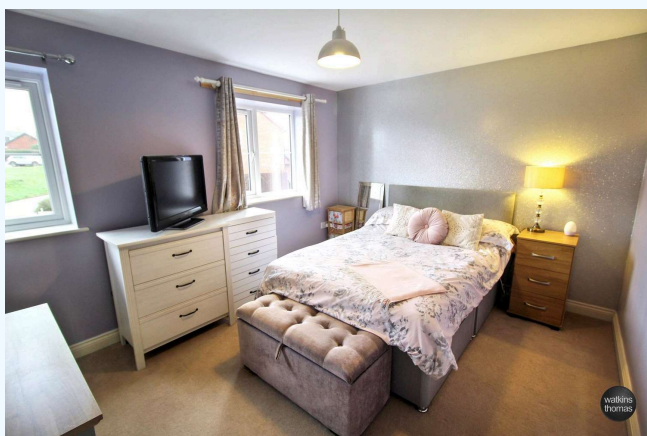
3.76m (12'4) x 3.07m (10'1)

With two front aspect double glazed windows, radiator, television point and built-in wardrobe with further radiator.

#### Bedroom 2

3.63m (11'11) x 2.51m (8'3)

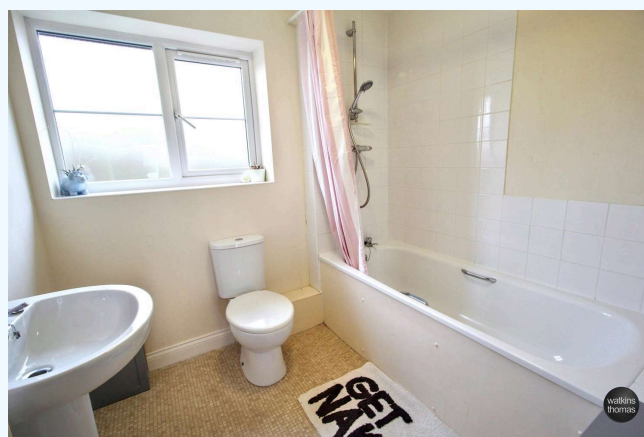
With rear aspect double glazed window, panelled radiator and television point.



### Bathroom

2.18m (7'2) x 2.08m (6'10)

With rear aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, extractor fan, shaver point and light, vinyl flooring and partially tiled wall surround.



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### OUTSIDE:

To the front of the property is a driveway giving access to two allocated parking space.

A side gate gives access to the side of the property where there is a gravel area and storage shed. A path continues to the rear garden where there is a patio and lawn area. The garden is enclosed by fencing to provide a degree of privacy.

### COUNCIL TAX BAND B

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

Proceed out of Hereford on the A49 Hereford to Leominster Road. On reaching Moreton On Lugg turn right and proceed through the village, continue over the railway line, and follow the road to the T-junction. At the T-junction turn left and continue into the village of Marden. Take the first turning on the left hand side and then take the second turning on the left. Continue along the road for approximately 50m and turn left into Paradise Meadows where the property is located on the right hand side.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**20th February 2026**

ID42216

### 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.

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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.

