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## **The Old Forge, 34 Walkers Green, Marden, Herefordshire, HR1 3DY**

*Situated to the north of Hereford in the popular village location of Marden, a three bedroom detached home with three reception rooms, gas central heating, double glazing, off road parking and two garages.*

**£380,000 (Freehold)**

# The Old Forge, 34 Walkers Green, Marden, Herefordshire, HR1 3DY

## LOCATION

The property is located to the north of Hereford in the popular village location of Marden. In the area are a range of amenities including local shop, school and Church. Hereford as a whole has 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 three bedroom detached family home with gas central heating, double glazing, two garages, off road parking and good size enclosed front garden. The accommodation comprises kitchen, utility, cloakroom, inner hallway, dining room, sitting room, study, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

## ON THE GROUND FLOOR:

Front aspect glazed door giving access to the entrance porch with glazed panel door to the;

## Dining Room

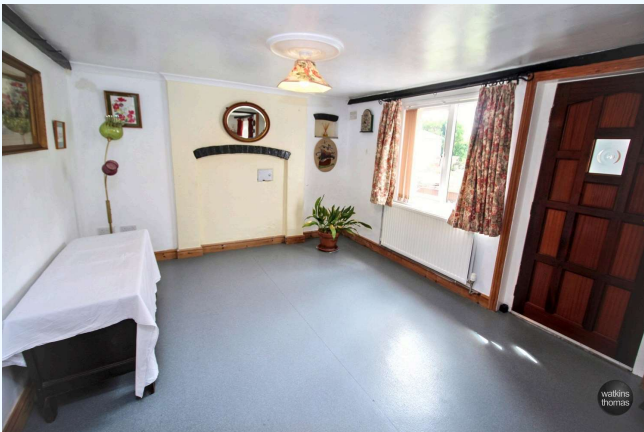
3.73m (12'3) (maximum) x 3.35m (11')

With front aspect double glazed window, panelled radiator, door to the inner hallway, part coved ceiling and access to the;

## Sitting Room

3.51m (11'6) (maximum) x 3.33m (10'11)

With front aspect double glazed window, open fire with stone surround and mantel with stone hearth, TV point, panelled radiator, part coved ceiling and arch to the;



## Study

2.54m (8'4) x 2.49m (8'2)

With rear aspect double glazed window, panelled radiator and coved ceiling with door to the;

## Inner Hallway

4.75m (15'7) x 2.59m (8'6)

With rear aspect double glazed window, panelled radiator, stairs to the first floor, under stair storage cupboard, smoke alarm and door to the;



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## Kitchen

5.97m (19'7) x 3.15m (10'4)

With front and side aspect double glazed windows, rear aspect double glazed skylight, a range of units comprising stainless steel double sink drainer unit, work surfaces, tiled splashbacks, base units under with matching wall units. Space for cooker, panelled radiator, vinyl flooring, double glazed door to the garden and door to the;



## Utility

3.53m (11'7) (maximum) x 2.44m (8') (maximum)

L shaped room with front aspect double glazed window, work surface with base units under, wall units, plumbing and space for washing machine, wall mounted gas central heating boiler, access hatch to loft space and door to the;

## Cloakroom

With low flush WC and window to the utility area.

## ON THE FIRST FLOOR:

## Landing

With coved ceiling, smoke alarm, airing cupboard and doors to bedrooms and bathroom.



## Bedroom 1

3.73m (12'3) x 3.33m (10'11) (maximum)

With front aspect double glazed window, panelled radiator, access hatch to loft space and coved ceiling.

## Bedroom 2

3.51m (11'6) x 3.33m (10'11)

With front aspect double glazed window, panelled radiator and coved ceiling.

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### Bedroom 3

2.54m (8'4) x 2.49m (8'2)

With side aspect double glazed window with panelled radiator, built in cupboards, wall units and coved ceiling.

### Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with electric shower over and glass shower screen, low flush WC, vanity wash hand basin, partially tiled wall surround, panelled radiator, wall mounted heater and vinyl flooring.



### OUTSIDE:

A driveway runs to the side of the property which gives access to the main garden which sits to the front of the property. To the front of the property is a concrete panel garage, giving access to the main garden with two storage sheds. The garden has various shrubs and trees and is enclosed by fencing and hedging to provide a degree of privacy. To the side of the property is a further garage with power and lighting and door to the garden.



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## COUNCIL TAX BAND C

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 along the Holmer Road. On reaching the roundabout, take the second exit onto the A49 Hereford to Leominster Road. Continue along this road until reaching the village of Moreton-on-Lugg, turning right into the village and proceeding through the village. Proceed over the railway line and follow the road to the T junction. At the T junction, turn left signposted Marden and proceed into the village of Marden. Take the second turn on the left into Walkers Green, follow the road and take the second turning on the right 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).

**22nd May 2026**

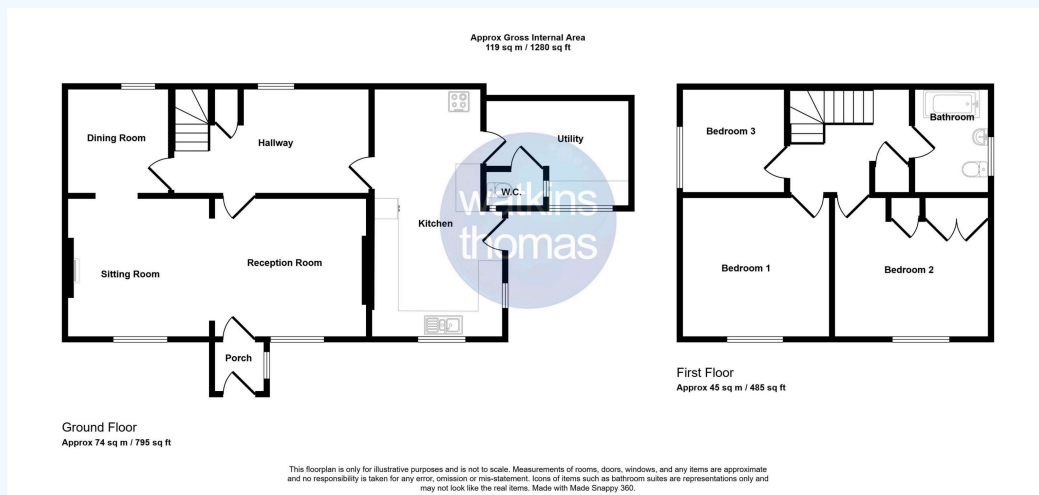
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## ENERGY PERFORMANCE CERTIFICATE

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.

## 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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