



## 3 WOODBINE CLOSE

MARDEN, HEREFORD HR1 3EQ

£269,950  
FREEHOLD

Situated in this popular village location to the north of Herefordshire, a three bedroom detached bungalow being sold with no onward chain. The property comprises entrance hallway with three bedrooms, bathroom, kitchen/breakfast room and large living room. To the outside, there is ample driveway parking with front and rear gardens. A viewing is highly recommended.

The village of Marden offers a range of amenities including a primary school, village shop/coffee shop, hairdressers, beautiful countryside walks and is approximately 6 miles north of Hereford City and 9 miles south of Leominster where further and more extensive amenities can be found.





## 3 WOODBINE CLOSE

- Driveway, carport, front & rear gardens • Must be viewed! • Popular village location • Detached bungalow • No onward chain! • Three bedrooms



### Full Description

Situated in this popular village location to the north of Herefordshire, a three bedroom detached bungalow being sold with no onward chain. The property comprises entrance hallway with three bedrooms, bathroom, kitchen/breakfast room and large living room. To the outside, there is ample driveway parking with front and rear gardens. A viewing is highly recommended.

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### Entrance door leading into

### Entrance hallway

With fitted carpet, two ceiling light points, electric night storage heater, loft hatch, useful storage cupboard housing the fuse box and airing cupboard housing the hot water tank with fitted shelving. Doors leading of to the

### Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, electric hob and oven with extractor over, under counter space and plumbing for washing machine, space for freestanding fridge/freezer, ample space for a small dining table/breakfast bar, double glazed window to the side aspect and door leading out to the side.

### Living room

With fitted carpet, wall mounted electric heater, ceiling light point, internet point and two large south facing double glazed windows to the front aspect.

### Bedroom 1

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window with view across the rear garden.

### Bedroom 2

With fitted carpet, built in double wardrobe with hanging rail and fitted shelving, ceiling light points, wall mounted electric heater and double glazed window with view across the rear garden

### Bedroom 3

With fitted carpet, ceiling light point, and double glazed window with view across the rear garden

### Bathroom

Three piece suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, tiled floor, ceiling light point and extractor.

### Outside

To the front a large driveway providing off road parking for several vehicles with a large area of lawn. There is access to a large carport with paved pathways leading to both side access gates. To the rear, a good sized lawned garden enclosed by fencing.

### Directions

Heading north from Hereford on the A49 towards Leominster turn right towards Moreton on Lugg , continue through the village and over the train tracks. Then take the left turn to Marden ,continue into the village of Marden taking a left at Walkers Green, turn right by The Volunteer pub and the property is situated on the left hand side as indicated by the agents for sale board.

### Services

Mains water, electricity and drainage are connected. Electric heating. Telephone (subject to transfer regulations).

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Outgoings

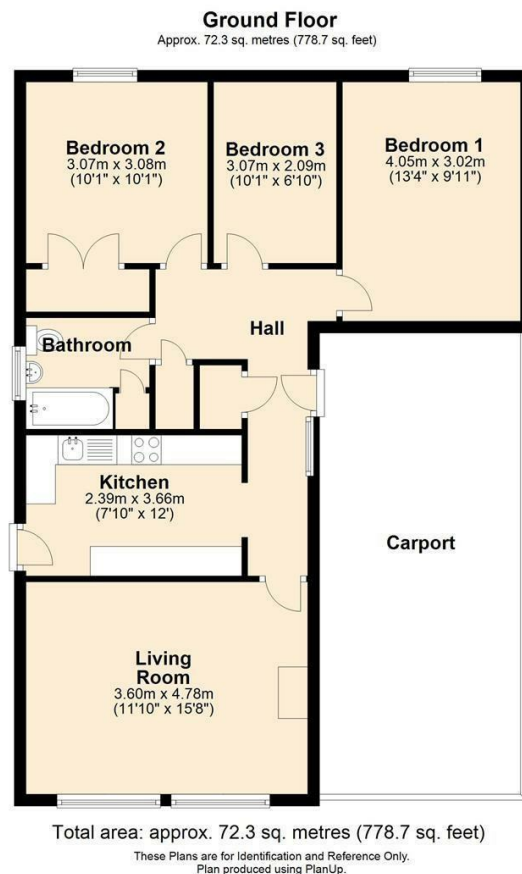
Water and drainage rates are payable.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 3 WOODBINE CLOSE






**3 Woodbine Close, Hereford**

**EPC Rating: E    Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

