



89 Walkers Green

Marden, Hereford, Herefordshire, HR1 3EA

jackson
property

Offers Over £325,000

Detached 4 Bedroom Property | Large Kitchen /Dining Room | Neutrally Decorated Throughout | Off Road Driveway Parking | Close to Amenities | versatile accommodation | Good size garden | No Onward Chain

Situation

Well positioned in the heart of the popular village of Marden which lies approximately 5 miles North East of the City of Hereford. The village offers an excellent range of local amenities including various shops, primary school, church, public house and regular bus service.

Description

A glazed fronted door opens into a useful porch which has space for hanging coats and storing shoes, and a further door opening into a wide hallway. The kitchen/dining room is flooded with natural light from glazed sliding doors out to rear patio. Fitted with cream shaker units, dishwasher, full length fridge, separate full length freezer and space for range cooker. There is also space for 4-6 seater dining table. The kitchen houses a Worcester/Bosch gas boiler. The utility/shower room is fully tiled throughout with storage cupboards and space & plumbing for a washing machine & tumble dryer. A glazed exterior door leads out to rear patio with a further door opening into the shower room. The living room is located at the front of property and is fully carpeted with a large front window filling this space with light. From the hallway there is access to another reception room which could be used as a snug or bedroom four fitting a double bed.

To the first floor there are doors to all bedrooms. Bedroom one is a spacious double room with a front aspect and lovely views. Bedrooms two and three both have a rear aspect with integral wardrobes. The family bathroom is a modern white suite with corner shower cubicle plus bath tub.

The rear patio enjoys access from both the kitchen/diner and utility, sweeping around the side of the house to provide direct driveway access. The remainder is laid to lawn, with plenty of space for a manner of outdoor family pursuits. At the front is a large gravelled driveway providing off-road parking for several vehicles.

Services

All mains services are connected.

Directions

From Hereford, head on Commercial Road (A465) towards Worcester. At the roundabout on the far side of Aylestone Hill, take the second exit to Bodenham. Drive for 2 miles to Sutton St. Nicholas and turn left towards Marden. Continue into Marden, following the road straight over onto Walker's Green and proceed for half a mile. Turn left into Orchard Green and take the first right into Walker's Green, where the property can be found on the corner of the bend on the right-hand side,

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

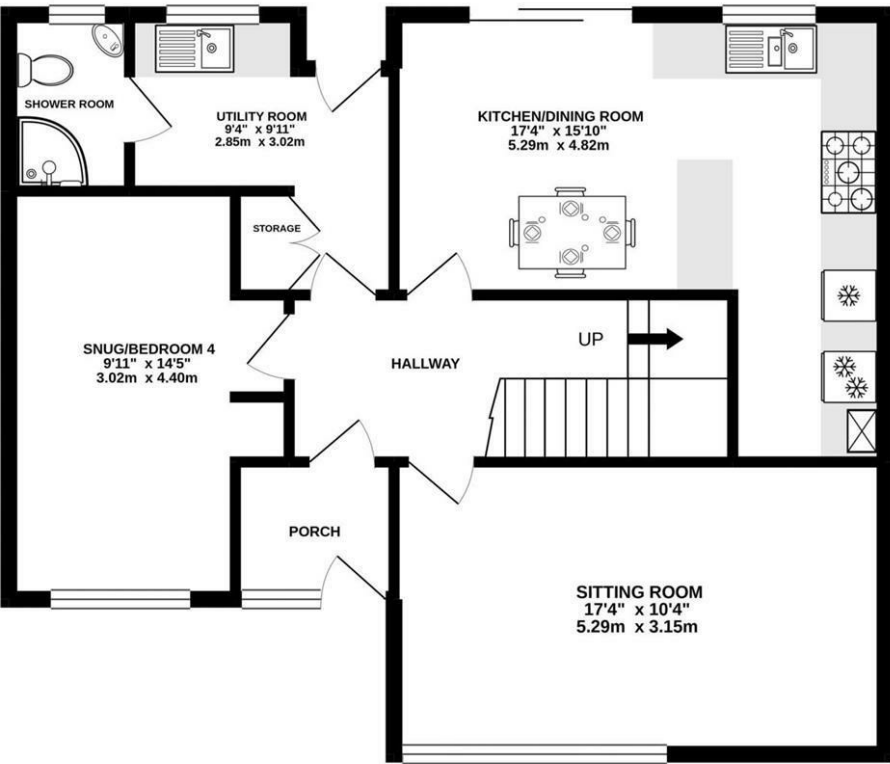
We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

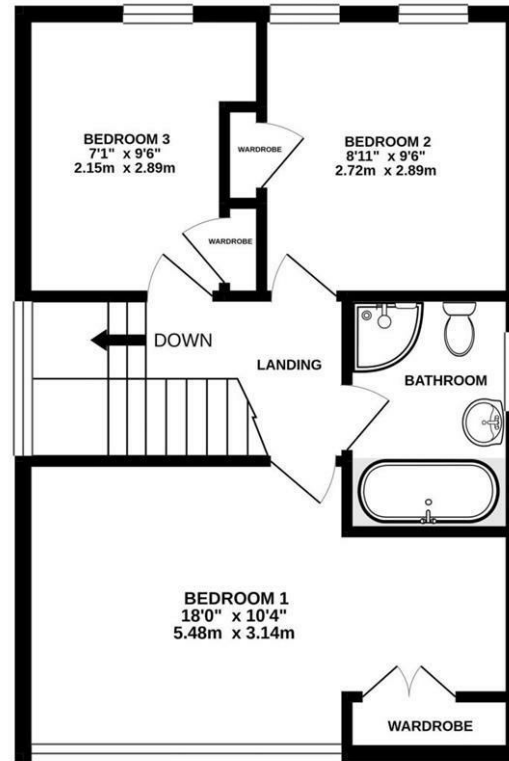


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

GROUND FLOOR

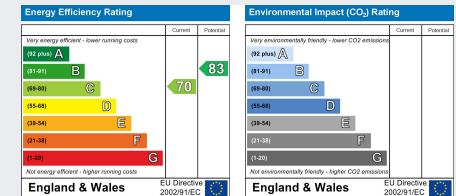
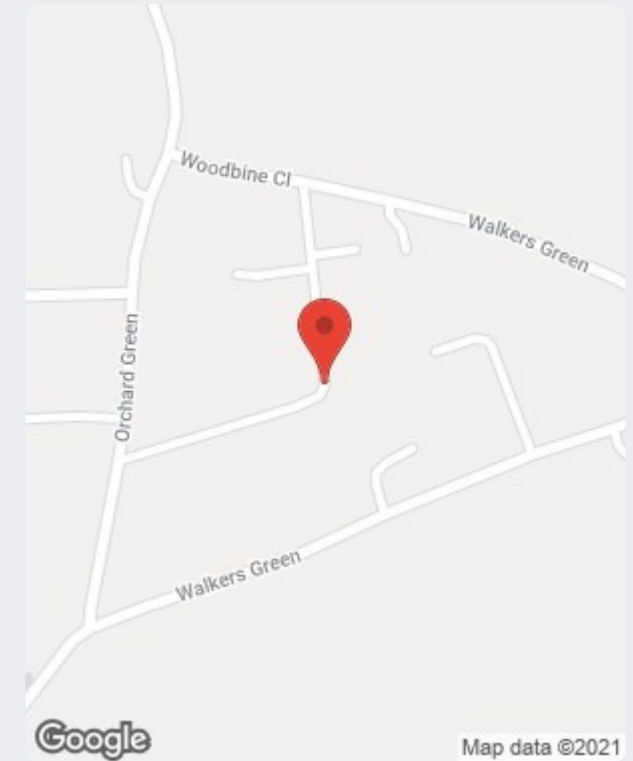


1ST FLOOR



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

