



Tradega

Marden, Hereford, Herefordshire, HR1 3EY

jackson
property

Guide Price £650,000

Exciting Opportunity | Individually Designed | Spacious, Light and Airy | 4 Double Bedrooms | 4 Ensuites | Large Kitchen/Family/Dining Room | Generous Plot of Approx 0.8 Acres | Far Reaching Views Over Farmland | Sold As Seen

AGENT NOTE - CASH BUYERS ONLY

Situation

Tradega is situated in the small hamlet of Litmarsh, 2 miles outside the pretty Herefordshire Village of Marden and just 8 miles north of the Cathedral City of Hereford. Marden is a popular village with a primary school, local shop, pub, church and village hall. It has easy access to the A49 and a local bus service.

Description

A brand new home, Tradega has been individually designed and built, offering the opportunity for a buyer to finish the house to their own specification, set on a good sized plot of approximately just over 0.8 acres. With its stylish and contemporary design, the accommodation comprising entrance hall, study, drawing room, kitchen/family room, utility, cloakroom and four double bedrooms, each with it's own fully fitted ensuite shower room and one with ensuite bathroom.

A deep entrance porch opens into the Impressive reception hall which has a wonderful galleried landing enjoying plenty of natural light. A door to the right leads into the study area which has a beautiful box window to the front and could be used as a play room or home office. The adjoining drawing room is located at the rear of the property with bi-fold doors opening to the gardens with far reaching views over farmland. The kitchen/family/dining room is a huge light and airy space ready for the buyers to design and add their own taste, with a dual aspect including a large window, bi-fold doors opening to the rear and a deep box window to the front. Just off the kitchen is a good size utility room which is where you will find the boiler and also has a door to the outside. The cloakroom has plumbing for a low level WC and hand basin.

Stairs rise to the galleried landing which has built in plentiful storage cupboards and provides an impressive walkway to the four double bedrooms. Each room is of similar size with a fully fitted ensuite.

Tradega occupies a very generous plot of just over 0.8 acres, the new owners will be responsible for landscaping and hardstanding to include putting in a new entrance and driveway off the public highway. Planning permission was also granted, but has since previously lapsed, for an attached triple garage suite or detached double garage. The gardens will require landscaping. The property is to be sold as seen. It is a unique opportunity to complete a home to your own specification selecting flooring, lighting, kitchen fittings etc.

Agent Note

The property is to be registered by the proposed purchaser and their conveyancing team upon finalising the sale. It is believed that property has had 5 key sign offs with Building

Control. It would be the prospective buyers responsibility to obtain a structural completion certificate if required. There was previous planning permission for a double garage, however this is now lapsed and new planning permission would be required for erection of any form of garage or outbuilding.

Services

It is believed that the property is connected to water and electricity. The prospective buyer would need to install an oil tank and boiler.

Private drainage connected and inspected April 2021.

Viewings

Viewing is strictly via the agents on 01584 811 999. All viewers must take great care when viewing the property and grounds. The outside grounds are uneven and could present trip hazards, internally the property does require finishing works so please be careful. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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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.

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.

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>

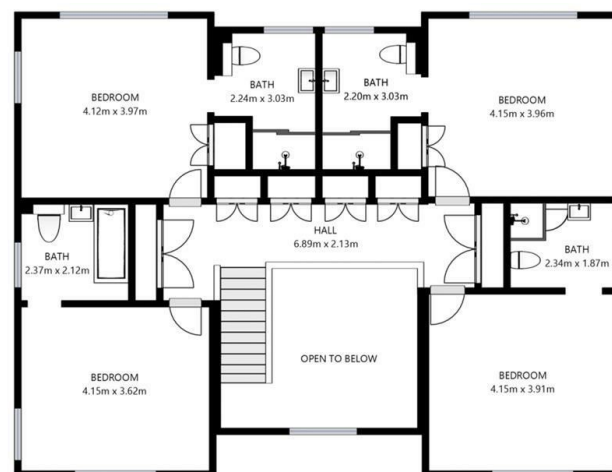


To arrange a viewing please contact us on t. 01432 344 779

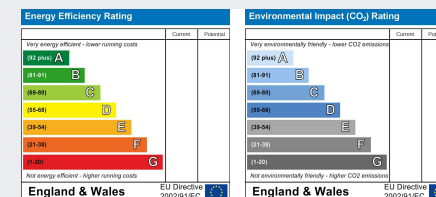
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FLOOR 1
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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