



81 Walkers Green, Marden, Hereford, Herefordshire HR1 3EA

£240,000

jackson  
property



**81 Walkers Green  
Marden  
Hereford  
Herefordshire  
HR1 3EA**

**Situation**

Located in the sought after village of Marden and within walking distance of Marden Primary School. The property lies within easy access of local shops and amenities including post office, church, and countryside walks. The property is well located for access to Queenswood Country Park and Hampton Court Castle and Gardens. Hereford city centre is within easy access, approximately 7 miles, and is home to an excellent range of amenities including leisure pool, cinema, shopping, and plenty of restaurants and cafes. Leominster is located some 8 miles distance with more facilities, and both having regular bus services if required.

**Description**

The property is approached via a bloc paved driveway, with front lawn area, giving parking for 1 vehicle and access to the garage and Porch. The porch is full enclosed and gives access to the Living Room, being bright and spacious with front facing window, fireplace with integrated gas fire.

Off the Living Room is the Dining Room, giving plenty of space for entertaining, having internal glazed window looking into both the lounge and kitchen. There are stairs that lead to the first floor and rear lobby, with external door to the rear garden and futher downstairs WC. The kitchen is a traditional U shape

- Semi Detached Home
- Popular North Herefordshire Village
- 3 Bedrooms
- Lounge, Dining Room & Kitchen
- Garage & Outbuilding
- No Onward Chain

with sink over looking the garden and a range of eye level and low level cupboards.

Upstairs has a good sized landing space with airing cupboard, along with access to all 3 bedrooms. Bedrooms 1 and 2 and great size doubles with built in wardrobes.

The family bathroom is a traditional 3 piece suite and rear facing window.

A rear garden is currently laid to a mixture of lawn, boarders and beds, patio area and gives access to the useful outdoor store.

**Agent Notes**

The property is a pre 1970 Timber Frame build, to which some mortgage lenders will not give a mortgage against. Please check with your financial advisor before arranging a viewing.

**Services & Council Tax**

All mains services are connected. Herefordshire Council Tax: C

**Viewings**

Strictly by appointment. Please contact the agents on 01432 344779. Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

**Jackson Property**

for themselves and the vendors of the property, whose agents they are, give notice that these

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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.

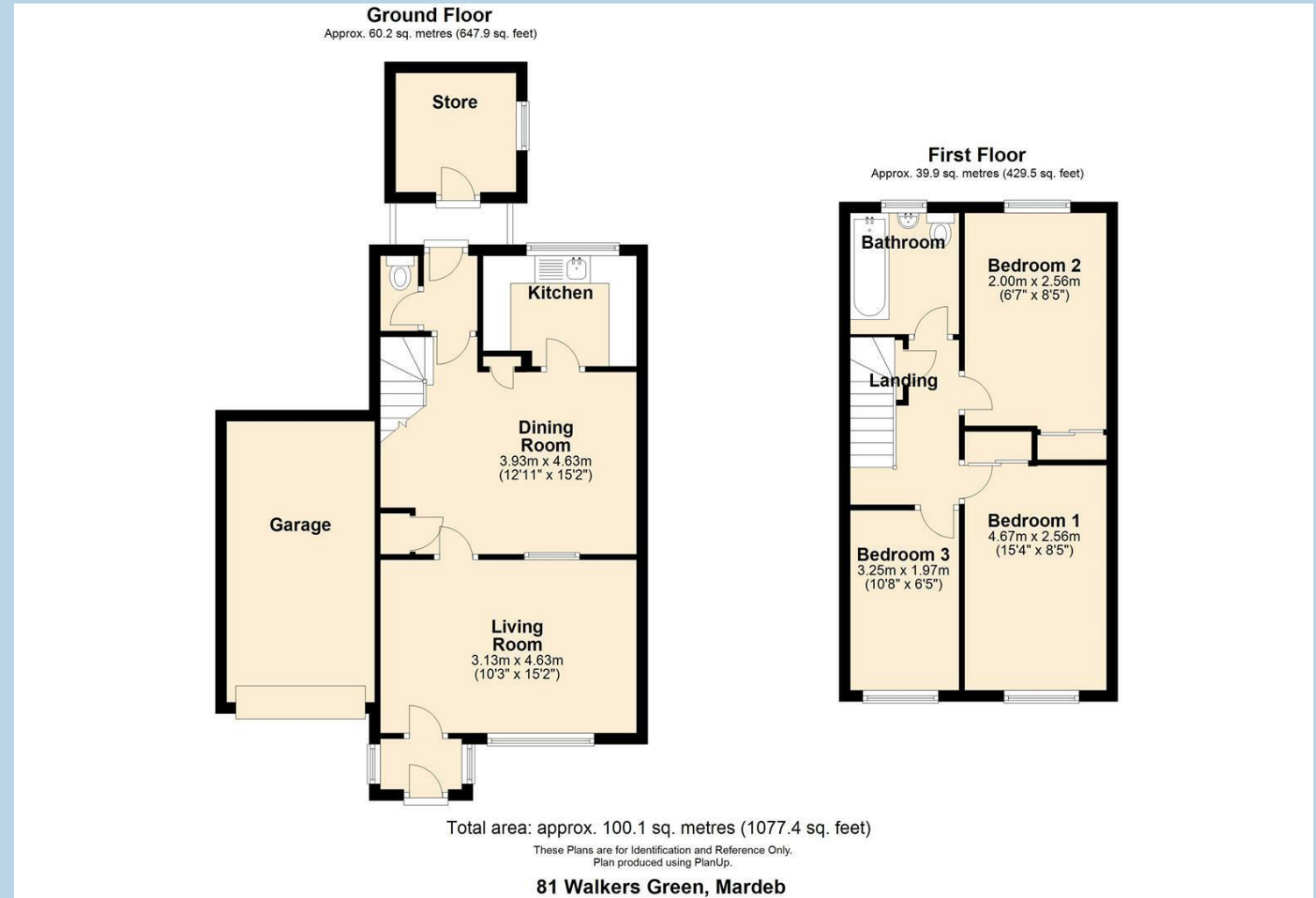








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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