



2 Whitehouse Close  
Marden, Hereford, Herefordshire, HR1 3DS

jackson  
property



# £250,000

**A Spacious 4 Bedroomed Detached Dormer Bungalow | Versatile Accommodation with 2 Bedrooms on the Ground Floor and 2 further Bedrooms on the First Floor | 2 Bathrooms | Open Plan Kitchen/Family Room | Separate Reception Room with doors to the rear Garden | Village Location just 5 Miles from Hereford | NO ONWARD CHAIN**

## Situation

Pleasantly located in the village of Marden and within walking distance to local shops and amenities to include post office, church and Marden primary school. Approximately 6 miles south is the cathedral city of Hereford which offers a wide range of recreational and leisure facilities to include well known shops, Odeon Cinema, leisure pool, gymnasiums, independent and popular cafes and restaurants, as well local colleges. Hereford has good rail links, together with a bus station offering access to neighboring villages and towns.

## Description

Entering through feature arched double doors into the porch which gives access to the living room which is lovely sized room with double aspect windows which flood the room with light. There is an opening between the living room and the kitchen which is fitted with wooden base and wall units with wooden working surface, electric oven with four ring hob and extractor over, Belfast sink, space for appliance and tiled flooring. To the left of the living room is a large bedroom with a window to the front and access to a small room which would lend itself as a dressing room. There is a further downstairs bedroom which overlooks the rear garden, a downstairs bathroom which is fitted with a three piece white suite to include a bath with shower over, and a useful understairs storage cupboard with plumbing for the washing machine.

Stairs rise to the first floor landing with two Velux rooflights and provides access to the bedrooms. The main bedroom is a good sized double room and overlooks the rear garden and has the benefit of an ensuite shower room. The second bedroom is a large double sized room with a window to the front.

## Outside

The front garden is laid to gravel with a tarmac driveway providing ample off road parking. The rear garden is enclosed by fencing and laid to astro-turf for ease of maintenance.

## Services

Mains gas, water, electricity and drainage.  
Herefordshire Council Tax Band C

## Viewings

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

## 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.

## 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>

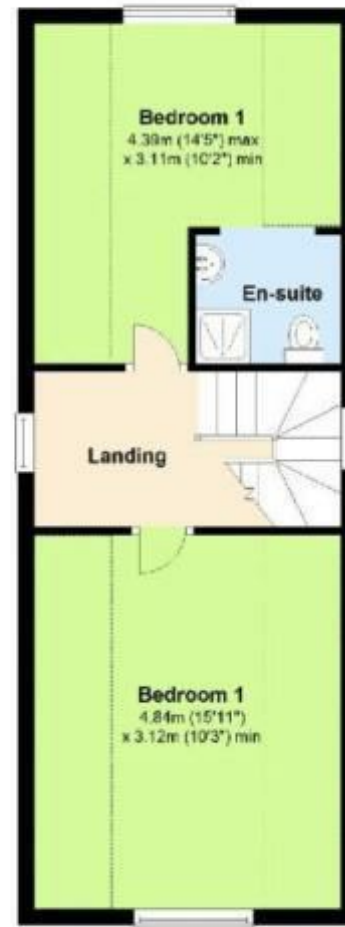


To arrange a viewing please contact us on t. 01432 344 779  
[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk) | [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

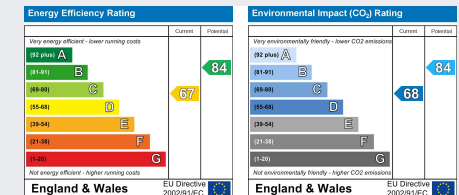
**Ground Floor**  
Approx. 77.2 sq. metres (831.3 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 122.6 sq. metres (1320.2 sq. feet)



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Address: 45 Bridge Street  
Hereford  
HR4 9DG

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

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