



COBB  
AMOS

### 5 bed detached house to buy in

Paradise Meadows, Marden, Hereford,  
Herefordshire, HR1 3FA

**£450,000** Starting Bid

🏠 x 5 🚿 x 4 🚗 x 2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ FOUR / FIVE BEDROOMS
- ✓ QUIET CUL-DE-SAC LOCATION
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 - Situated in the popular village of Marden and just a fifteen minute drive from the City of Hereford (known for its rich history, distinctive architecture, and beautiful natural surroundings) is 20, Paradise Meadows: a well-designed dormer bungalow built in 2017 of brick build with slate roof. This home must be viewed to truly appreciate its generosity in size. It would suit those looking for: additional accommodation for visiting family, options for working from home or multiple areas internally and externally to indulge in a variety of pastoral hobbies. Whether it be pottering in the well-equipped workshop/garage, resting under the gazebo enjoying the swathes of mature plants and shrubs in the landscaped private gardens or cooking hearty meals in the well-designed kitchen/dining room this property delivers in spades.

Introduction - A well-designed, spacious and welcoming modern home with the following accommodation: five bedrooms (one currently being used as a study on the ground floor), three with en-suite, family bathroom, entrance hallway, sitting room, kitchen/dining room and utility room. Externally, the property offers: double garage with internal office/workshop area, front and rear gardens, driveway parking for several vehicles and garden shed/summer house with gazebo.

Property Description - Entry begins into a light and airy entrance hallway with stairs to the first floor and room for decorative furniture. To the right is a sitting room of square proportion with two windows to the front, air conditioning with an instant heat facility and a gas fire with slate hearth and brick surround. Next door is a kitchen/dining room with rear aspect. The kitchen has an attractive selection of modern wall and floor cabinets with gas hob top, electric waist height ovens, integrated microwave, dishwasher and tall twin fridge and freezer. Below the hob are deep pan drawers and the sink has a great view of the private rear garden. The dining end has room for a table and chairs and dresser furniture and benefits from having french doors out onto the patio for alfresco dining in the warmer months. To the far end of the kitchen/dining room is a useful utility room with matching wall and floor units, a second sink, housing for a washing machine, room for additional bins and a door to the garden. The design and layout of this busy household area is really successful and creates a streamlined and welcoming home.

o the left of the entrance hallway is the bedroom wing with two double bedrooms, a study/fifth bedroom and family bathroom (please note that four bedrooms have an air conditioning unit keeping them cool in the warmer months with the added ability of providing instant heat when cold). Bedroom three is a double bedroom of generous size with garden aspect. There is ample room for a selection of bedroom furniture, comfortable seating, air con and a shower en-suite with modern fittings: WC, basin with vanity housing and a window for added light and ventilation. The second bedroom on the ground floor is also a good sized double again with air con, room for a large wardrobe set and front aspect. It has use of the family bathroom next door that is attractively tiled with bath and separate shower cubicle, basin with vanity housing and a window making the room light and airy and well ventilated. Also on this floor is a room currently set up as a study but could become a fifth bedroom or play room if desired.

On the first floor and set within the eaves of the property are two double bedrooms both with en-suite. The landing is well lit by a velux window with in-set blinds. The master bedroom is the largest of the bedrooms and of very generous size. There is room for comfortable seating and bedroom furniture and benefits from having a shower en-suite with chrome fittings and modern fittings. Bedroom two is equally spacious and also benefits from having its own shower en-suite again with chrome fittings and modern fittings. Both these first floor bedrooms would be great hobby spaces, offices for those working from home or a consideration for multi-generational living.

Garden - The front garden is graveled with a selection of mature trees, shrubs and plants. The boundary is well fenced and the whole is easily maintained.

The rear garden has been attractively landscaped with solid fencing to the perimeter. Large swathes of mature planting is contained within established borders brimming with delightfully coloured plants and shrubs. There are also several graveled areas for seating making the garden easily maintained and more time allowed for rest and reflection. Nestled at the far end of the garden is a well built shed perfect for those looking for additional hobby space or those wanting a quiet spot away from the business of the home. Adjoining the shed is a fixed gazebo for sheltering against the hot sun or dining in the Summer months in times of light drizzle.

Garage & Parking - There is driveway parking for several vehicles.

The double garage is well equipped with electric roller shutter doors, partial eave storage, a door to the rear garden and plenty of room for the storage of garden or vehicle paraphernalia. There is an internal workshop space with strip lighting and power lending itself to being an office or workshop for intricate work if required.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

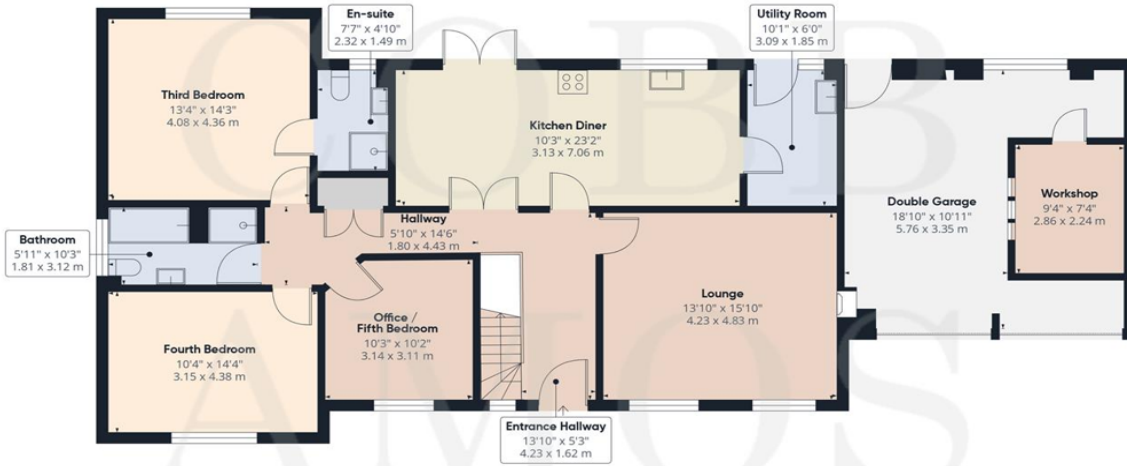
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Approximate total area<sup>®</sup>  
1605 ft<sup>2</sup>  
149.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Paradise Meadows, Marden, Hereford, Herefordshire, HR1 3FA

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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