

for sale

£320,000



## Hemhill Cottage Lumber Lane Lugwardine Hereford HR1 4AQ

This delightful cottage is one you must see to fully appreciate the size and beauty of this cosy family home. Offering abundance of original features this is a rare opportunity to purchase a beautiful three bedroom detached cottage. This lovely home offers a great size garden and briefly comprising: off road parking to the side of the home, steps leading up to the garden, entrance porch, lounge/dining room, kitchen, downstairs bathroom, first floor landing, three bedrooms and a great size

# Hemhill Cottage Lumber Lane Lugwardine Hereford HR1 4AQ

## Approach

Dropped curb giving access to the tarmac drive which is to the side of the home, access to the back of the home where the workshop/lead too is, with steps leading up to the garden, with a door to the side leading to the inner hall. Path way also leading to the front door giving access to the lounge.

## Lounge

19' x 10' 4" ( 5.79m x 3.15m )

Two double glazed windows to front elevation, beams to ceiling, gas fire with feature surround, four wall light points, stairs to first floor and storage heater.

## Kitchen

10' 7" x 7' ( 3.23m x 2.13m )

Fitted kitchen with wooden wall and base units, roll top work surfaces, one bowl sink and drainer, splash back tiling, space for cooker, space for fridge freezer, plumbing for washing machine and dishwasher, beams, ceiling light point and double glazed window to front and side elevations.

## Bathroom

Modern white suite briefly comprising of bath with mixer taps and shower overhead, wash hand basin, fully tiled, spotlights and two double glazed obscure windows rear elevation.



## First Floor Landing

Ceiling light point, loft access, storage heater and doors to the following.

## Bedroom One

11' 8" x 10' 10" ( 3.56m x 3.30m )

Double glazed window to front and side elevations, fitted wardrobes and ceiling light point.

## Bedroom Two

11' 8" x 10' 10" ( 3.56m x 3.30m )

Double glazed window to front elevation, fitted wardrobes and ceiling light point.

## Bedroom Three

9' 2" x 5' ( 2.79m x 1.52m )

Two double glazed windows to front elevation and ceiling light point.

## Rear Garden

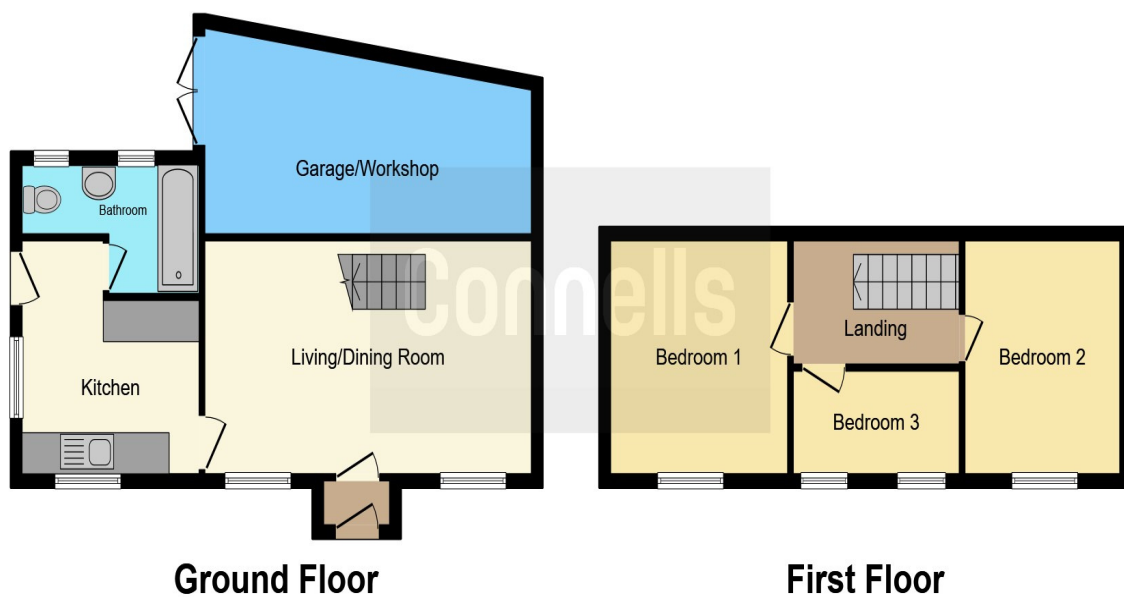
Steps leading up to large lawn area perfect for entertaining and seating to observe far stretching views, surrounded by mature shrubs.

## Lean To

19' 6" x 8' max ( 5.94m x 2.44m max )

Double opening doors, lighting and perfect for storage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01432 267 511**  
**E hereford@connells.co.uk**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER313801 - 0003

**Tenure:** Freehold

**EPC Rating:** F

**view this property online [connells.co.uk/Property/HER313801](https://www.connells.co.uk/Property/HER313801)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)