

for sale

£420,000



Traherne Close Lugwardine HEREFORD HR1 4AF

This spacious detached bungalow is located in the peaceful village of Lugwardine and offered for sale with no onward chain. Additional features include a wrap-around garden, conservatory, garage and private driveway.

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Approach

A lawned front garden with tarmac drive alongside leading to garage with up and over doors.

Entrance Hall

Storage cupboard, central heating radiator, ceiling light point and doors leading to:

Cloakroom

Low level WC, wash hand basin, central heating radiator, and ceiling light point.

Kitchen

10' 1" x 13' (3.07m x 3.96m)

Wall, base and drawer units with roll top work surfaces, one bowl sink and drainer with tiled splashbacks, integrated oven, grill, gas hob and cooker hood over, spaces for fridge freezer and tumble dryer, plumbing for washing machine, ceiling light point, central heating radiator and double glazed window to side.

Dining Room

12' 6" x 12' (3.81m x 3.66m)

Double glazed window to side, ceiling light point, central heating radiator and a door giving access into the conservatory.

Conservatory

5' x 10' 11" (1.52m x 3.33m)

Double glazed window to front and ceiling light point.

Lounge

19' 11" x 13' 11" (6.07m x 4.24m)

Double glazed window to side aspect, patio doors to rear patio, central heating radiator, ceiling light point and gas fire with feature surround.

Inner Hall

Ceiling light point, central heating radiator, airing cupboard and doors to the following.



Bedroom One

12' 2" max x 10' 11" wardrobe (3.71m max x 3.33m wardrobe)

Double glazed window to side, ceiling light point, central heating radiator and built wardrobes.

Bedroom Two

13' 10" x 10' 3" (4.22m x 3.12m)

Double glazed window to front, ceiling light point and central heating radiator.

Bedroom Three

13' 4" x 9' (4.06m x 2.74m)

Double glazed window to front, ceiling light point, central heating radiator and built in wardrobes.

Bathroom

Briefly comprising; stand up shower cubicle, bath, wash hand basin, low level WC, tiled splashbacks, towel rail, ceiling light point and double glazed obscure window to side.

Garden

A private wrap around garden, mainly laid to lawn with well manicured trees and shrubs and a spacious patio. Enclosed at the borders with gates either side giving access to the front lawn and driveway.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315149 - 0003

Tenure: Freehold

EPC Rating: Awaited

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