



## 27 TRAHERNE CLOSE LUGWARDINE, HEREFORD HR1 4AF

£340,000  
FREEHOLD

Occupying a peaceful cul-de-sac position in this highly sought-after village location, a deceptively spacious 3 bedroom detached bungalow offering ideal retirement accommodation. The property benefits from a double garage, ample driveway parking, low maintenance garden, three bedrooms, a spacious lounge/dining room and we highly recommend a viewing.

Hereford City centre is within easy driving distance and there is also a range of amenities available within Lugwardine and Bartestree including shop, public house, church, village hall, countryside walks, primary and secondary schools and daily bus services



## 27 TRAHERNE CLOSE

- Driveway, double garage & low maintenance garden
- Popular village location east of Hereford
- Ideal retirement accommodation
- Must be viewed!
- Detached bungalow
- Three bedrooms, bathroom & W/C



### Full Description

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### Ground floor

Recessed porch with upvc entrance door into

### Spacious reception hall

With wood effect flooring, radiator, two ceiling light points, loft hatch, airing cupboard housing the hot water cylinder, ample space for coats and shoes with a recessed storage area, a large storage cupboard and doors leading into

### Spacious lounge/dining room

With fitted carpet, two radiators, two ceiling light points, double glazed window, feature woodburning stone with mantle over, tiled surround and tiled hearth, double glazed window and double glazed sliding doors out to the rear with a view over a small orchard and open paddock.

### Kitchen/breakfast room

A modern fitted kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, with tiled splash backs, freestanding electric cooker, under counter space for larder fridge or freezer and plumbing for washing machine, space for a freestanding fridge or freezer, strip light, vinyl flooring, double glazed window and door looking out on to a small courtyard, ample space for a dining table.

### Snug

With fitted carpet, ceiling light point, hatch into the kitchen, double glazed window and french doors opening into the

### Cloakroom

With low flush w/c, wash hand basin with tiled splash back, window to the front aspect and fitted wall cupboard.

### Bedroom 1

With fitted carpet, ceiling light point, large double glazed window and double built in wardrobe with sliding doors.

### Bedroom 2

With fitted carpet, ceiling light point, large double glazed window to the front aspect and double built in wardrobe with sliding doors.

### Bedroom 3

With fitted carpet, double glazed window and ceiling light point.

### Bathroom

A full suite comprising panelled bath, low flush w/c, wash hand basin with storage under, large fitted shower cubicle with mains fitment shower head over, heated towel rail, double glazed window, recess spotlights and vinyl flooring.

### Outside

To the front a block paved driveway providing off road parking for several vehicles with a stoned area of ornamental shrubbery. A concrete path takes you to a side access leading to the rear. There is a second access gate to the left of the garage with up and over door. There are two small courtyard areas, both laid to patio with one looking out to the orchard and paddock to the rear.

### Double garage

With light and power, up and over door to the front and door to the rear with access door from the hallway.

### Directions

Proceed east out of Hereford City on the A438 Ledbury Road and on entering Lugwardine turn left into Traherne Close.

### Services

Mains water, electricity, and drainage are connected. Telephone (subject to transfer regulations).

### Outgoings

Council tax band E - £2993 for 2025/2026 Water and drainage rates are payable.

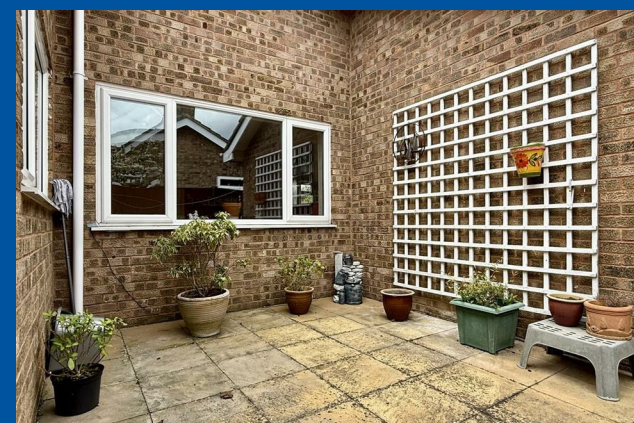
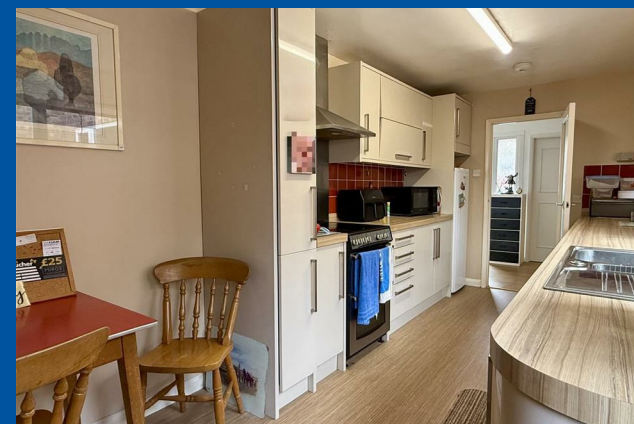
### Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 27 TRAHERNE CLOSE





Total area: approx. 135.3 sq. metres (1456.7 sq. feet)

**EPC Rating:**      **Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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