



MILL HOUSE LUGG BRIDGE ROAD

LUGG BRIDGE, HEREFORD HR1 3NA

£325,000
FREEHOLD

Pleasantly situated to the side of the picturesque River Lugg, a deceptively spacious 3 bedroom, 3 storey older style house, offered for sale with no onward chain. The property has the added benefit of gas-central heating, double glazing, generously sized living accommodation, private garden, off-road parking, single garage and fine views across the River Lugg and the meadows beyond. To fully appreciate this property, we strongly recommend an internal inspection.



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- Picturesque riverside location
- Spacious 3 storey house
- 2 large reception rooms
- Off road parking, garage and private garden
- No onward chain



Canopy Porch

With a partially glazed stable door through to the

Reception Hall

With a mat well, feature flooring, radiator, central heating thermostat/control unit, carpeted staircase to the first floor, large store cupboard, exposed timbers, open plan access to the dining/family room and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin, tiled splashback, feature flooring, radiator and store cupboard.

Dining/Family Room

With feature flooring, radiator, double glazed sash window enjoying a lovely view towards the river Lugg, feature fireplace and open plan access to the

Kitchen

Fitted with a range of wall and base cupboards, 1 ½ bowl sink and mixer tap, ample work surfaces with splashbacks, radiator, feature flooring, space for appliances, eye level glass with display cabinet, wall-mounted gas central heating boiler and double glazed, double doors to the rear courtyard garden.

First Floor Landing

With fitted carpet, radiator, stairs to the second floor and door and steps leading up to the

Impressive Living Room

With fitted carpet, dado rail, a range of lighting, 2

radiators, double glazed sash window and double glazed, double doors opening onto the balcony which has fine views across the River Lugg and meadow beyond.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear enjoying a pleasant outlook.

Second Floor Landing

With fitted carpet, access hatch to the loft storage space and door to

Bedroom 2

With fitted carpet, radiator, exposed timbers, a range of fitted wardrobes and double glazed window to the rear with a pleasant outlook.

Shower Room

With suite comprising shower cubicle, low flush WC, pedestal wash hand basin with mirror-fronted medicine cabinet over, extractor fan and radiator.

Carpeted steps from the landing lead to

Bedroom 1

Anan impressive L-shaped room with fitted carpet, exposed timbers, a range of built-in wardrobes, exposed brickwork, double glazed sash window with lovely views across the river Lugg and meadows beyond and door to the

Ensuite Bathroom

With suite comprising a P-shaped bath with shower unit

over and glazed screen, pedestal wash hand basin with mirror over, low flush WC, ladder-style towel/radiator, exposed timbers, recessed spotlighting and useful shelving.

Agents Note

There is a £80 per month service charge which covers the cost of all communal exterior upkeep, lighting and maintenance of the shared drainage system.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford over Aylestone Hill turn right at the roundabout towards Worcester, take the first turning on your right after crossing the river bridge into the Lugg Bridge Mill development. Continue through the development, pass the garages on your left hand side and follow the lane to the parking area for Mill House.

Outside

The property benefits from good sized off-road parking and a garage which is situated a short distance away and has up and over door and ample storage space.

A private pathway to the side of the off-road parking area leads to an enclosed garden which is mainly laid to

lawn and enjoying fine views across the surrounding fields.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

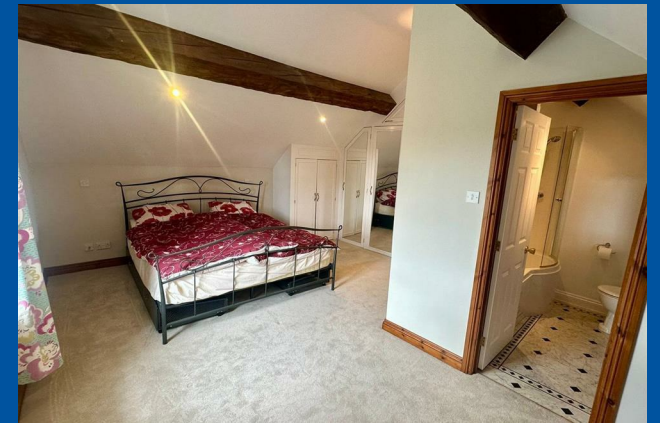
Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management


We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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EPC Rating: Hereford Council Tax Band: E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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