

for sale

£260,000



## Bay Tree House . Lugwardine Hereford HR1 4AE

A rare chance to buy this unique three-bedroom ground-floor apartment in the sought-after village of Lugwardine. Featuring spacious rooms with high ceilings, a private rear garden, garage and driveway. Sold as a freehold property with NO ONWARD CHAIN.

# Bay Tree House . Lugwardine Hereford HR1 4AE

## Approach

Approached the front of the building, a communal entrance with a door giving access into the apartment entrance hall.

## Entrance Hall

Ceiling light point, radiator, storage cupboard and doors to all living areas.

## Lounge

15' 1" x 12' 9" ( 4.60m x 3.89m )

Double glazed window to front aspect, radiator, light point and coving to ceiling and potential for gas or electric fireplace with mantle.

## Kitchen/Diner

15' 1" x 15' 2" ( 4.60m x 4.62m )

A large, open plan kitchen/diner with fitted wall and base units with roll top work surfaces, one bowl sink and drainer, splashback tiling, an integrated dishwasher, plumbing for a washing machine and spaces for a tumble dryer, freestanding oven and fridge/freezer. Double glazed windows to side and rear aspects, spotlights, radiator and double doors leading to the garden.

## Bedroom One

10' 8" x 16' 4" ( 3.25m x 4.98m )

Dual aspect windows to the front and side, coving and light point to ceiling, radiator, telephone and TV points.



## Bedroom Two

13' 1" x 11' 4" ( 3.99m x 3.45m )

Double glazed window to the rear, radiator, coving and light point to ceiling, tv point.

## Bedroom Three

9' 9" x 6' 11" ( 2.97m x 2.11m )

Double glazed window to rear, tv point, radiator, coving and spotlights to ceiling.

## Bathroom

A white suite comprising; walk in shower cubicle with splashback panels and glass door, fitted bath with splashback tiling, w/c, wash hand basin, heated towel rail, two wall light points, double glazed obscure window to side elevation, spotlights and extractor fan.

## Garage

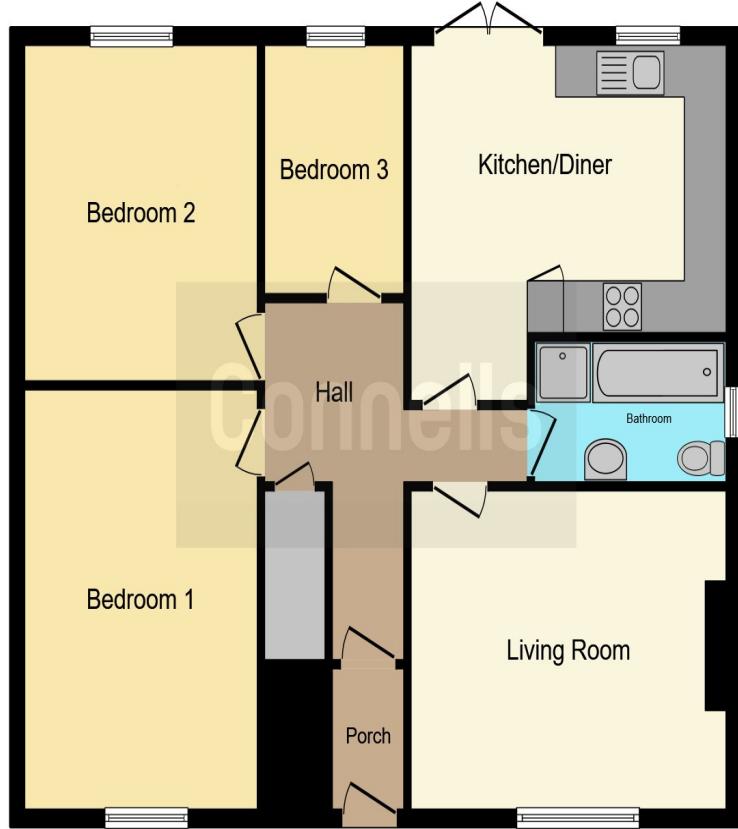
10' 6" x 18' 9" ( 3.20m x 5.71m )

Up and over doors to front and a single door at the rear, light point, electric points and overhead storage space fully boarded.

## Garden

A private rear garden with a well manicured raised lawn with fencing at the border and a side gate giving access to the front of the property.





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](http://www.focalagent.com)

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23 King Street  
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Property Ref: HER315462 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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