



## HOLLY COTTAGE 1A LUGG VIEW CLOSE

HEREFORD HR1 1JF

£385,000  
FREEHOLD

An individually designed, detached house, quietly located in an exclusive residential location about a mile north of the cathedral city of Hereford and close to Churchill Gardens and Aylestone Park. Constructed in the early 1990s, the property would now benefit from some updating.



# HOLLY COTTAGE 1A LUGG VIEW

- An individual cottage style residence
- Prime residential location
- 3-4 bedrooms
- Gas central heating
- Carport
- Lovely gardens



## Canopy Porch

With door opening in to the

## Reception Hall

With radiator, staircase leading up and doors to

## Downstairs Cloakroom

With a WC ,wash hand basin, radiator and window.

## Lounge/Dining Room

With oak flooring, a brick inglenook style feature fireplace, serving hatch to kitchen, 2 radiators, windows to the front and rear and double doors into the

## Conservatory

A south west facing room with a radiator.

## Kitchen

Fitted with pine style base and wall mounted units with work services and tiled splash backs, sink unit, built in electric double oven, 4 ring gas hob, built in dishwasher, tiled floor, radiator, window to the rear and door to

## Bedroom 3

With 2 windows, a radiator, access hatch to the roof space and a large walk in shower with mains fitment.

## Utility Room

With a sink, space and plumbing for a washing machine, gas central heating boiler (refitted) and a door to the rear.

## First Floor Landing

With access hatch to the roof space, radiator, airing cupboard and doors to

## Bedroom 1

With built-in wardrobes, a radiator and window to the front.

## Bedroom 2

With fitted shelving, radiator and 2 Velux windows to rear.

## Bedroom 4

With a radiator and window to the front.

## Bathroom

Fitted with a white suite comprising a bath with mixer tap and shower attachment, tiled floor, round wash hand basin, WC, radiator and Velux roof window.

## Outside

To the front of the property is a lawned garden with ornamental trees and a gravelled driveway leading to a

## Carport

The attractive rear garden is enclosed by hedging and fencing, stocked with numerous shrubs and has an ornamental pond, garden sheds, outside light and tap.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

What3Words///chop.string.laying

## Viewing

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

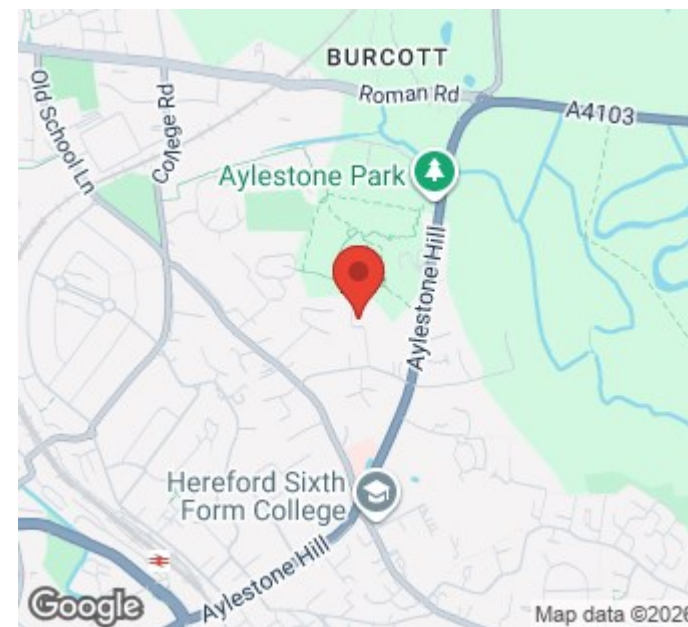
Prospective purchasers will be asked to produce  
identification, address verification and proof of funds at  
the time of making an offer.

## HOLLY COTTAGE 1A LUGG VIEW





Total area: approx. 155.1 sq. metres (1669.0 sq. feet)  
 Holly Cottage, 1a Lugg View Close, Hereford



**EPC Rating: Hereford Council Tax Band: F**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<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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