



BEECH HOUSE 2 TIDNOR RISE LUGWARDINE, HEREFORD HR1 4HT

Asking Price £650,000
FREEHOLD

Pleasantly located within a sought after village, a detached oak framed modern property with four bedrooms (one en-suite), underfloor heating to the ground floor, gas central heating, double glazing, double garage and an attractive garden.



BEECH HOUSE 2 TIDNOR RISE

- Attractive detached house
- Lovely village location
- Oak framed
- 4 Bedrooms (1 en-suite)
- Landscaped gardens
- Underfloor heating to ground floor
- Double garage
- Viewing highly recommended



This pretty detached property is conveniently located on a small development of just three properties on the outskirts of the highly favoured village of Lugwardine about 3 miles east of the cathedral city of Hereford.

Within Lugwardine there is a church, public house, secondary school (St Mary's RC) and the River Lugg is close at hand offering lovely walks. In neighbouring Bartestree there is a shop, village hall, sports playing field, primary school and the property is also within the catchment of The Bishop of Hereford's Bluecoat School.

The property was constructed in 2010 and is an oak frame construction (supplied by Border Oak) and offers well planned accommodation with gas central heating, double glazing, alarm system, ample parking, double garage and terraced landscaped gardens.

Kitchen/Dining Room

Fitted with a range of traditional style base and wall mounted units with worksurfaces and tiled splashbacks, 1½ bowl sink unit, built-in dishwasher, built-in refrigerator, recess housing the Rangemaster stove (electric oven and five ring gas hob), travertine flooring, windows to front and rear, two storage cupboards and double doors to the rear patio.

Utility Room

With fitted base and wall mounted units, worksurfaces and tiled splashbacks, stainless steel sink unit, plumbing for washing machine, travertine flooring, gas

fired central heating boiler, two windows and side entrance door.

Living Room

Offers a welcoming space, featuring a large fireplace with a wood-burning stove. Oak flooring adds warmth and character, while double doors open onto the patio.

Downstairs Shower Room

With tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled floor, extractor fan and window.

A staircase leads from the Entrance Hall to

First Floor Landing

With hatch to roof space, smoke alarm, window and radiator.

Bedroom 1

With two radiators and windows to rear.

Ensuite Bathroom

With white suite comprising bath with mixer tap, mains shower, tiled surround, wash hand basin, WC, hardwood flooring, radiator, Velux roof window and airing cupboard with hot water cylinder.

Bedroom 2

With radiator and window to front.

Bedroom 3

With radiator and window to rear.

Bedroom 4

With radiator and window to the front.

Bathroom

With white suite comprising bath with mixer tap, mains shower fitment, tiled surround, wash hand basin, WC, ladder style radiator and Velux roof window.

Outside

The property is approached via a private driveway which serves just three properties. The front is open plan with a gravelled parking area.

DETACHED DOUBLE GARAGE with two sets of double doors, light, power, eaves storage and adjoining log store.

There is a further additional parking space to the side.

The elevated rear garden has stone retaining walls and terracing. The garden is stocked with an extensive range of ornamental shrubs and trees including numerous apple trees. There is a vegetable garden, GREENHOUSE, GARDEN SHED and brick paved seating area, ideal for a jacuzzi and further patio off the Living Room.

There is also a SUMMERHOUSE, outside lights and water tap.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3words ///fortified.kilt.drivers

From Hereford proceed on the A438 Ledbury Road. Continue over the river bridge into Lugwardine and turn almost immediately right into Tidnor Lane. Take the first left into the private road and then turn left again following the stone wall on the left hand side. Turn right and the property is located immediately ahead.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

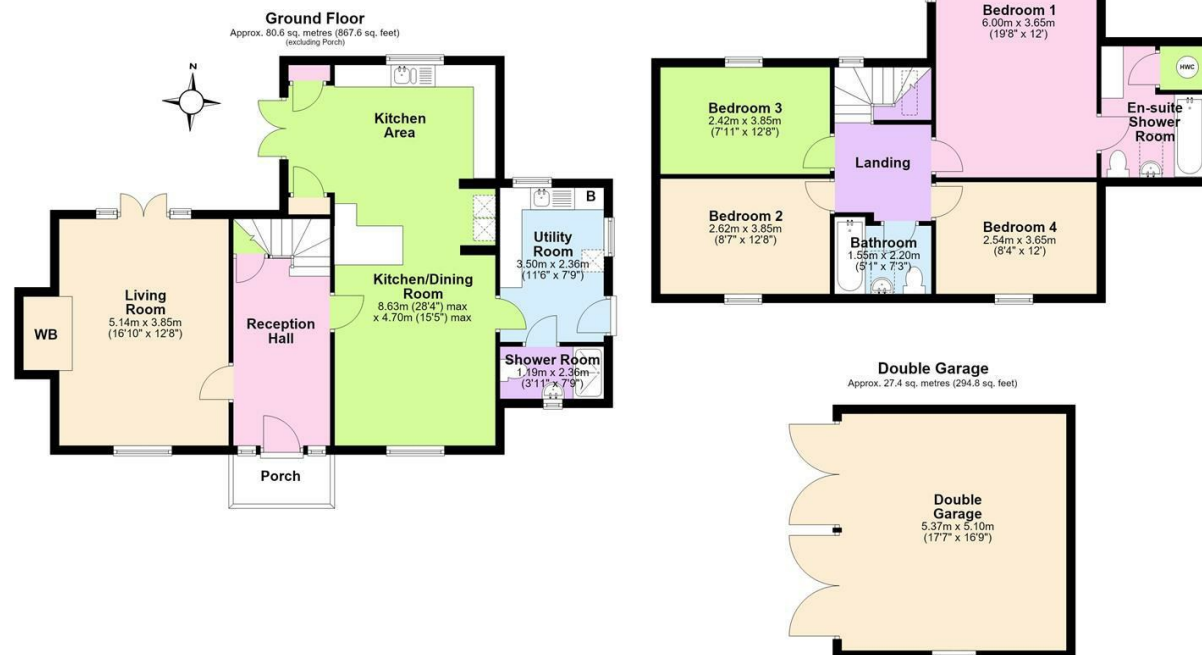
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

BEECH HOUSE 2 TIDNOR RISE





Total area: approx. 179.0 sq. metres (1926.5 sq. feet)
Beech House, 2 Tidnor Rise, Lugwardine, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Hereford Council Tax Band: F

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

