





4 LUGWARDINE COURT ORCHARD

LUGWARDINE HR1 4HB

Asking Price £315,000

LEASEHOLD

This excellent modern bungalow is located on an exclusive development of 16 retirement properties located in the grounds of the former LugwardinevCourt, in a sought-after village about 4 miles east of the Cathedral City of Hereford.

Within Lugwardine there is a bus service, public house and secondary school (RC). Further amenities are available in neighbouring Bartestree where there is also a shop and village hall.

Constructed in the mid 1990s, the property is in excellent order with gas central heating, double-glazing and is wheelchair friendly. Briefly comprising entrance hall, bathroom, large open-plan lounge/dining room, kitchen, 3 bedrooms, bathroom and garage, a small private garden and use of further communal grounds.

Flint & Cook

4 LUGWARDINE COURT ORCHARD

• Spacious retirement bungalow • Three bedrooms • Garage, driveway parking & gardens • Popular village location • Modern kitchen & shower rooms • Gas central heating & double glazing





Large canopy porch
With door and side window to the

Entrance hall
Central heating thermostat, wall light points, radiator, smoke alarm and storage cupboard.

Modern shower room
A recently modernised shower room with large walk in shower, glass sliding door, tiled surround, grab rail, fitted seat and large rainfall mains fitment shower head, wash hand basin with storage below, low flush w/c, chrome heated towel rail.

Bedroom three
With fitted carpet, double glazed window to the front aspect, ceiling light point and radiator.

Large lounge/dining room
Coal-effect electric fire with surround, fitted carpet, radiator, window and double doors with side windows to the rear

Sun room
With door to garden and enjoying a pleasant outlook.

Kitchen
A recently newly fitted modern kitchen with matching wall and base units, ample work surfaces over, ceramic sink and drainer unit, four ring electric hob with oven below, integrated under counter fridge, under counter space for dishwasher (included, vinyl flooring.

Utility room
Plumbing for washing machine, base units, wall mounted Worcester gas fired central heating boiler, radiator, extractor fan and hatch to roof space.

Bedroom one
With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and a range of fitted wardrobes,

Bedroom two
With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and fitted wardrobes.

Outside
To the front there is a resin driveway providing off road parking and spacious Detached Garage with up and over door. The front garden has a lawn, hedging, ornamental shrubs, a tree and paved area. Outside water tap and light. There is side access and to the rear where there is a lawn enclosed by box hedging with central tree. In addition there are communal gardens with seating areas.

Agents note
The minimum age of occupancy is 55 years.

Directions
From Hereford proceed towards Ledbury on the A438 and on entering Lugwardine, turn right into Lugwardine Court Orchard (immediately before the entrance to St Mary's High School). The property is located a short way along on the right-hand side

Money Laundering
Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

Outgoings

Water and drainage rates are payable.

Service charge £180 per annum

Property Services

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Tenure

Leasehold 999 years from 31 March 1996

4 LUGWARDINE COURT ORCHARD







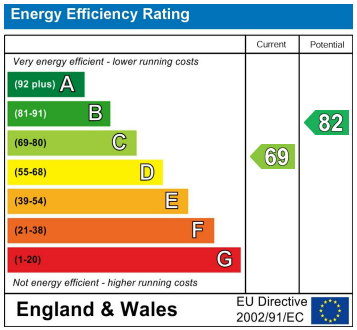
Ground Floor

Approx. 118.2 sq. metres (1272.2 sq. feet)



Total area: approx. 118.2 sq. metres (1272.2 sq. feet)





EPC Rating: C Hereford Council Tax Band: E

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