LITTLE ORCHARD LUGWARDINE

HEREFORD HR1 4DS

Offers Over £500,000

FREEHOLD

Situated in the popular village of Lugwardine is this spacious three bedroom detached bungalow set in approximately 0.6 acres of landscaped gardens with a large double garage, ample driveway parking and flexible living accommodation. A viewing is highly recommended.

Flint & Cook

LITTLE ORCHARD LUGWARDINE

• Three bedroom detached bungalow • Double garage and gardens extending to .6 of an acre • Popular village location • Ideal for retirement or those looking to downsize • Must be viewed! • Three receptions, kitchen/breakfast and utility room

Property Details

Within the village there is a public house, a church, a secondary school (RC) and some lovely local walks, particularly along the banks of the river Lugg. In neighbouring Bartestree there is also a shop/post office, a village hall and sports playing field, a nursery school, primary school and the property is within the catchment area for Bishop's secondary school.

Ground Floor

With double glazed sliding doors leading into the

Entrance Porch

With tiled floor, ceiling light point, wall light, ample space for coat and shoe storage with a door leading into the

Entrance Hall

Providing access into the living areas with wood effect flooring, ceiling light point, radiator, a door continues through to the remainder of the inner hallway with access to the bedrooms and bathroom, with additional radiator, ceiling light point, loft hatch and doors to

Living Room

With wood effect flooring, two radiators, two ceiling light points, electric fireplace with feature surround and two large double glazed windows to the front aspect.

Dining Room

With fitted carpet, ceiling light point, coving, two radiators, serving hatch from the kitchen and double glazed sliding doors out to the

Conservatory

With vinyl flooring, radiator, power points, double glazed windows and french doors out to the rear garden.

Kitchen/Breakfast Room

Fitted with high gloss matching wall and base units with ample work surface space over and tiled splash backs, 1 1/2 bowl sink and drainer unit, integrated induction hob with extractor hood over, electric oven and grill, integrated under counter fridge and dishwasher, space for a breakfast table, radiator, double glazed window to the rear with views across the garden and door into the rear porch.

Bedroom One

A spacious double bedroom with large double glazed window overlooking the front garden area, a ceiling light fan, radiator and ample fitted wardrobes.

Bedroom Two

Another spacious double bedroom with large double glazed window overlooking the rear garden, ceiling light point, radiator, fitted carpet and double fitted wardrobe with ample space for further wardrobes.

Bedroom Three

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

Bathroom

A full suite comprising panelled bath with tiled surround, fitted shower cubicle with electric shower, low flush w/c, wash hand basin with storage under, ceiling light point, chrome heated towel rail and double glazed window.

Rear Porch

With tiled floor, airing cupboard housing the boiler, further storage cupboard, ceiling light point, double glazed door out to the rear garden and doors into

Utility Room

With fitted wall and base units, work surface space over with stainless steel 1 1/2 bowl sink and drainer unit, under counter space for washing machine, space for a freestanding fridge/freezer, radiator, wall mounted fuse box and double glazed window to the front.

Cloakroom

With low flush w/c, wash hand basin, tiled floor and part surround, double glazed window.

Outside

The property benefits from two large single garages with electric roller doors to front and double glazed doors out to the rear. Both benefit from light and power.
The garden sits on a plot extending to 0.6 of an acre with large areas of lawn to the front and side extending to the rear. A raised area of decking leads from the conservatory with fantastic views across the garden. To the front there is a good sized driveway and lawn enclosed by hedging.

Directions

From Hereford proceed towards Ledbury on the A438, continue over the river bridge in to Lugwardine, proceed past the school, past Rhystone Lane and the property is situated on the left hand side as indicated by the agents for sale board.

Agents Note

1. The property listing is combined of three separate titles. Please refer to our plan.
2. There is planning permission submitted in the neighbouing property's garden for one dwelling, a decision is pending.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

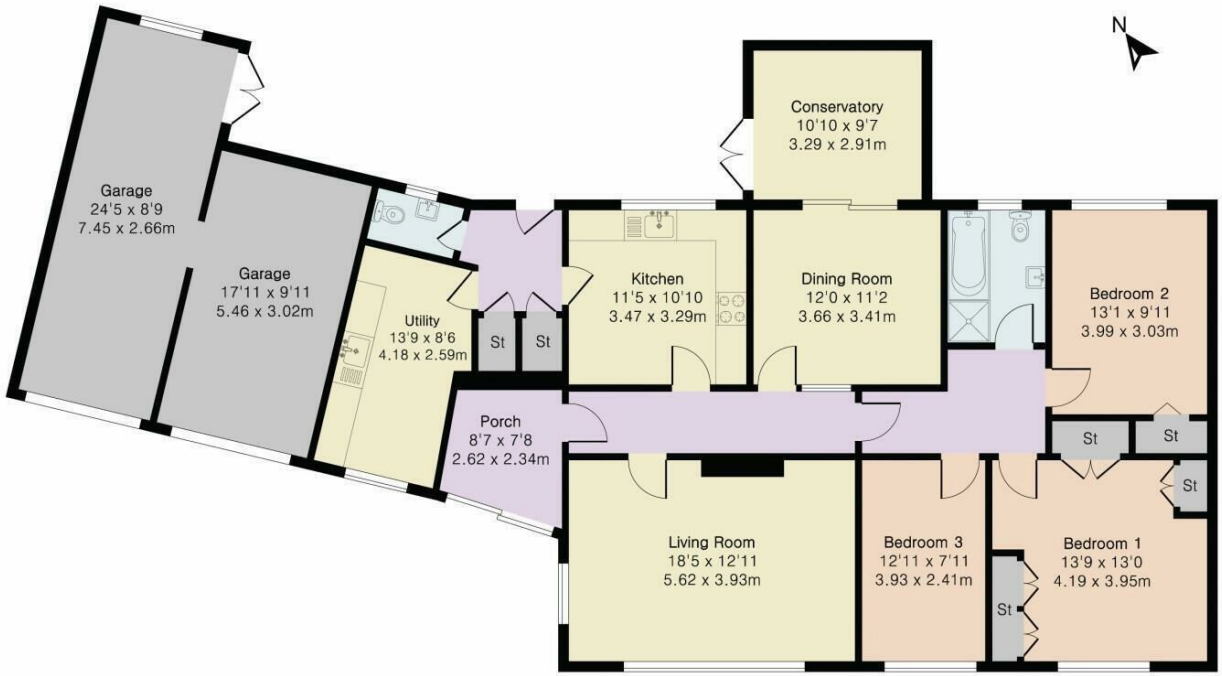
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

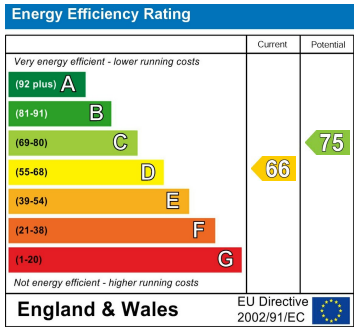
LITTLE ORCHARD LUGWARDINE

Approximate Gross Internal Area 1562 sq ft - 145 sq m (Excluding Garage)

Garage Area 397 sq ft – 37 sq m



Ground Floor



EPC Rating: D 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

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