



**9, Lugwardine Court Orchard, Hereford, HR1 4HB**  
**Price £240,000**

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# 9 Lugwardine Court Orchard Hereford

A lovely two bedroom bungalow set in an exclusive to over 55s cul-de-sac within the popular village of Lugwardine just 1 mile to the East of Hereford city with the added benefits of a garage and parking.

The property is in good condition, but will be enhanced by some updating and modernising. The gas centrally heated accommodation comprises of two double bedrooms, shower room, living room with dining area, spacious kitchen, utility room and large conservatory offering views of the pleasant rear garden and the countryside beyond.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Bungalow for over 55s only
- Two double bedrooms
- Quiet cul-de-sac situation
- Living room and dining areas
- Full width conservatory
- Kitchen & Utility room
- Garage & parking
- Enclosed rear garden
- Village location with view
- No onward chain

## Material Information

**Price** £240,000

**Tenure:** Leasehold - Share of Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** D

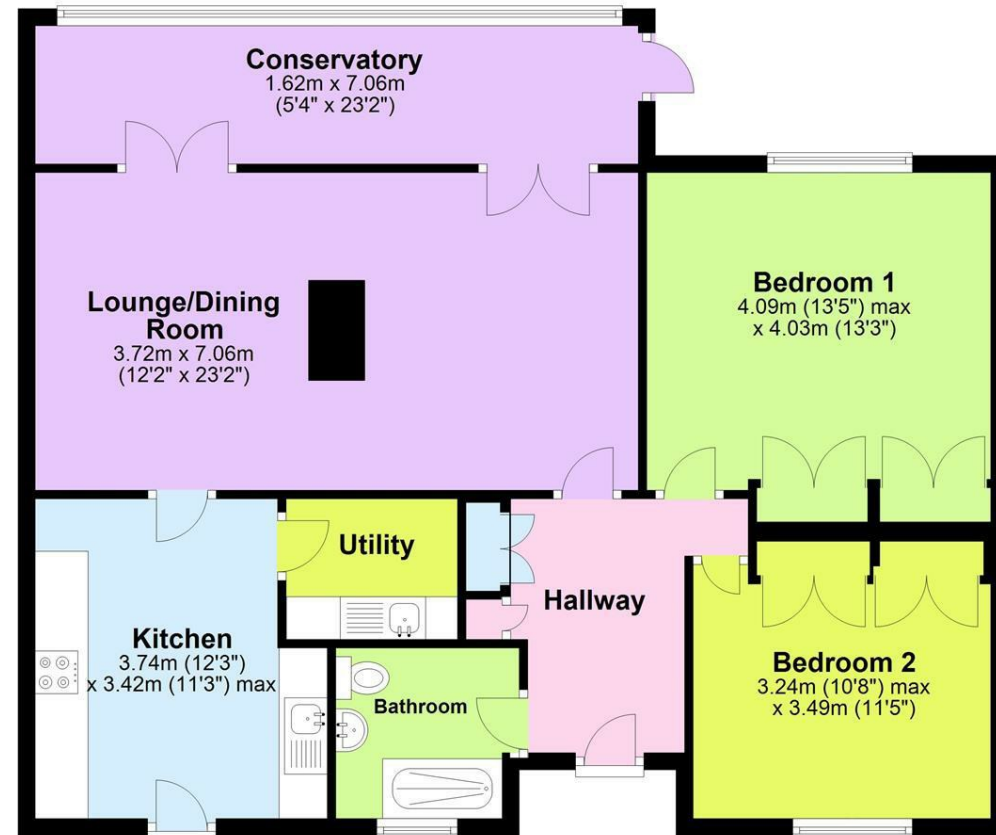
**EPC:** D (60)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor



Total area: approx. 94.4 sq. metres (1015.6 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Dimensions

Lounge/Dining Rm - 23'2 x 12'2

Kitchen - 12'3 x 11'3

Conservatory - 23'2 x 5'4

Bedroom 1 - 13'5 x 13'3

Bedroom 2 - 11'5 x 10'8

## Property Description

The property is entered via a canopy porch through a glazed door with window to the side into the spacious entrance hall where there is a fitted cloak cupboard with hanging space and shelving and a cupboard with slatted shelving housing the hot water tank, doors lead off to all other rooms. The shower room has a tiled walk-in shower cubicle, washbasin set into a worktop with tiled splash back, low level WC, extractor fan and window to the front. Bedroom 1 has fitted wardrobes with shelf and hanging space and window to the rear, bedroom 2 has fitted wardrobes with hanging space and shelving and a window to the front aspect.

From the hall a door opens into the living room where there are patio doors to the conservatory and a gas fire with a marble hearth and surround set in a chimney breast which divides the room from the dining area where there are also patio doors opening into the conservatory and a door that leads to the kitchen. The kitchen has a window to the front and a matching range of wall and base units and drawers under a worktop with tiled splash backs and an inset 1 1/2 bowl stainless steel sink unit, Bosch electric hob with extractor over, double electric oven, tall larder cupboard, glass display units and space for a fridge freezer.

The utility room has a wall mounted Potterton boiler, stainless steel sink with cupboards under, space and plumbing for a washing machine and access to the loft. There is a conservatory which is the full width of the living/dining room and accessed by two sets of patio doors, it has double glazed windows overlooking the rear garden, accessed by a door to the rear.

## Garden and Parking

The property is approached via a tarmac driveway which leads to a block paved area with gravel garden to one side with trees and bushes interspersed, to the other side is a small patio area enclosed by a low level wooden fence with gate. The garage is accessed by an electric roller door.

The rear garden is accessed from the conservatory to a covered block paved area that opens up to the garden which is mainly laid to lawn with a raised brick border at the rear and further borders to either side all enclosed by low level fencing, hedge and brick wall with a gate giving access to the rear.

## Services

All mains services are connected to the property

Tenure - Leasehold with a share of the freehold. Annual service charge is £180.00

## Location

Lugwardine is a popular village to the east of Hereford the population of the civil parish taken at the 2011 Census was 1,721. There is St Mary's Roman Catholic High School, The Crown & Anchor pub and St Peter's Church. there a primary school, shared with neighbouring Bartestree where there can also be found Bartestree Village Hall, Shop, Fish & Chip shop and Godwins pub. An ideal base for exploring the wider region, enjoy pleasant walks along the River Lugg or venture into the rolling hills surrounding the village.

## Broadband

Broadband Download Upload Availability

Standard 13 Mbps 1 Mbps Good

Superfast 75 Mbps 20 Mbps Good

Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach

## Mobile Phone Coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Leave Hereford on the A438 Ledbury Rd and enter the village of Lugwardine, as the road bends to the right take the turning right into Lugwardine Court Orchard, follow the road around where no 9 is found towards the end on the left.

