



## BAY TREE HOUSE

LUGWARDINE, HEREFORD HR1 4AE

£250,000  
LEASEHOLD

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom ground floor apartment, offering ideal retirement accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, generously sized living accommodation, private rear garden, garage and off-road parking, and we strongly recommend an internal inspection.



# BAY TREE HOUSE

- Highly sought after village location
- Spacious 3 bedroom ground floor apartment
- Good sized rear garden
- Garage and off-road parking
- Ideal for retirement
- No onward chain



## Front Exterior

The front exterior presents a charming traditional brick facade with white-framed windows and a welcoming porch entrance. A driveway leads to an attached garage providing practical off-road parking and extra storage space. Mature trees and shrubs soften the frontage, adding to the overall appeal of the property.

## Spacious Reception Hall

Accessed through the communal entrance area the hall is fitted with vinyl flooring, radiator, coved ceiling and a large storage cupboard

## Living Room

A comfortable living room with a feature fireplace set within a light-coloured surround, lending a cosy focal point to the space. The room is brightened by a generously sized window, which invites natural light to fill the room, highlighting the neutral carpet and soft painted walls. The ceiling is finished with simple coving and central ceiling rose maintaining a traditional yet fresh feel.

## Kitchen/Diner

The kitchen/diner presents a practical and inviting space, with vinyl flooring and plenty of work surface areas. A range of light wood wall and base cabinets provide ample storage, complemented by a tiled splashback in warm terracotta hues. The room is well served by natural light from multiple windows and French doors that open out onto the garden, creating a pleasant flow between indoor and outdoor living. The

kitchen area also includes space for appliances, a built in dishwasher and a wall-mounted gas boiler discreetly located to maintain the uncluttered feel.

## Bedroom 1

Bedroom 1 is a spacious double room featuring windows to the front and side aspects allowing plenty of natural light and offers views of the garden. The room is carpeted in a neutral tone and has pale walls, creating a calm and restful atmosphere with simple décor allowing for versatile furnishing options.

## Bedroom 2

Bedroom 2 is another generously sized double room with two tall windows dressed in light curtains, allowing plenty of daylight to brighten the space. Neutral carpeting and white walls keep the room feeling fresh and airy, ideal for a variety of uses from sleeping quarters to a study or hobby room.

## Bedroom 3

A smaller bedroom suitable as a single or study room, featuring a window that looks out over the garden. The room is carpeted in a darker tone with plain, light walls and a radiator positioned beneath the window, offering a quiet and private space for work or rest.

## Bathroom

This bathroom benefits from a traditional suite with bath, separate shower cubicle, low flush WC and pedestal wash hand basin with shelf, mirror, light and shaver point. The walls are half-tiled in white with a

green paint finish above, while the floor is covered in neutral ceramic tiles. A small frosted window allows for privacy while still admitting daylight. Chrome fixtures, including a heated towel rail/radiator contribute to the room's practicality and comfort.

### **Rear Garden**

The property benefits from a well-maintained rear garden, with a raised lawn bordered by mature shrubs and trees providing privacy. A paved patio area runs alongside the house, ideal for outdoor seating or dining, making it a pleasant outdoor space for relaxation and entertaining. There is also an single garage with up and over door, power and light.

### **Tenure**

Once sold, the property will benefit from a long lease & will share 50% of the Freehold with the upstairs apartment

### **Directions**

Proceed east out of Hereford on the A438 Ledbury Road, on entering the village of Lugwardine Bay Tree house is on your left-hand side, as indicated by the agents sale board.

### **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

### **Property Services**

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

### **Outgoings**

Water and drainage rates are payable.

### **Money Laundering**

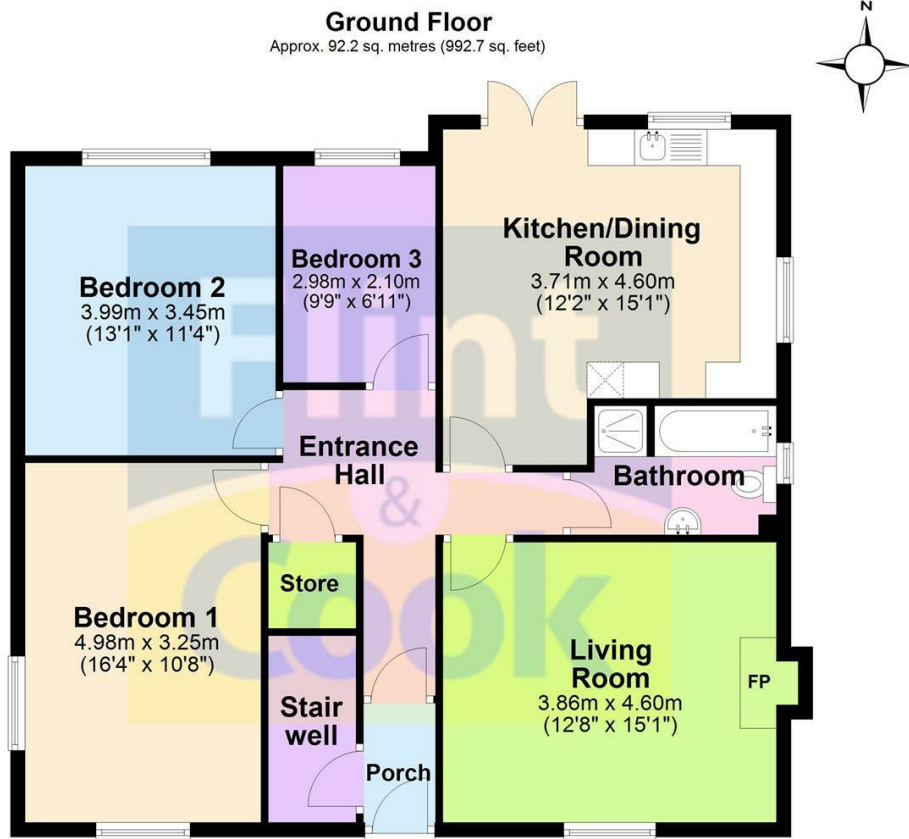
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **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.

## **BAY TREE HOUSE**





Total area: approx. 92.2 sq. metres (992.7 sq. feet)

**EPC Rating: D Hereford Council Tax Band: B**



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>		<b>59</b>	<b>73</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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