



GENERAL INFORMATION

Tenure

Tenure Leasehold on a 999 year term from 1997. Each property has a share in the Freehold of the development.

Services Charge/Ground Rent £180 approx. p.a. to cover the maintenance of communal areas.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

12 Lugwardine Court Orchard
Lugwardine Hereford HR1 4HB

£325,000



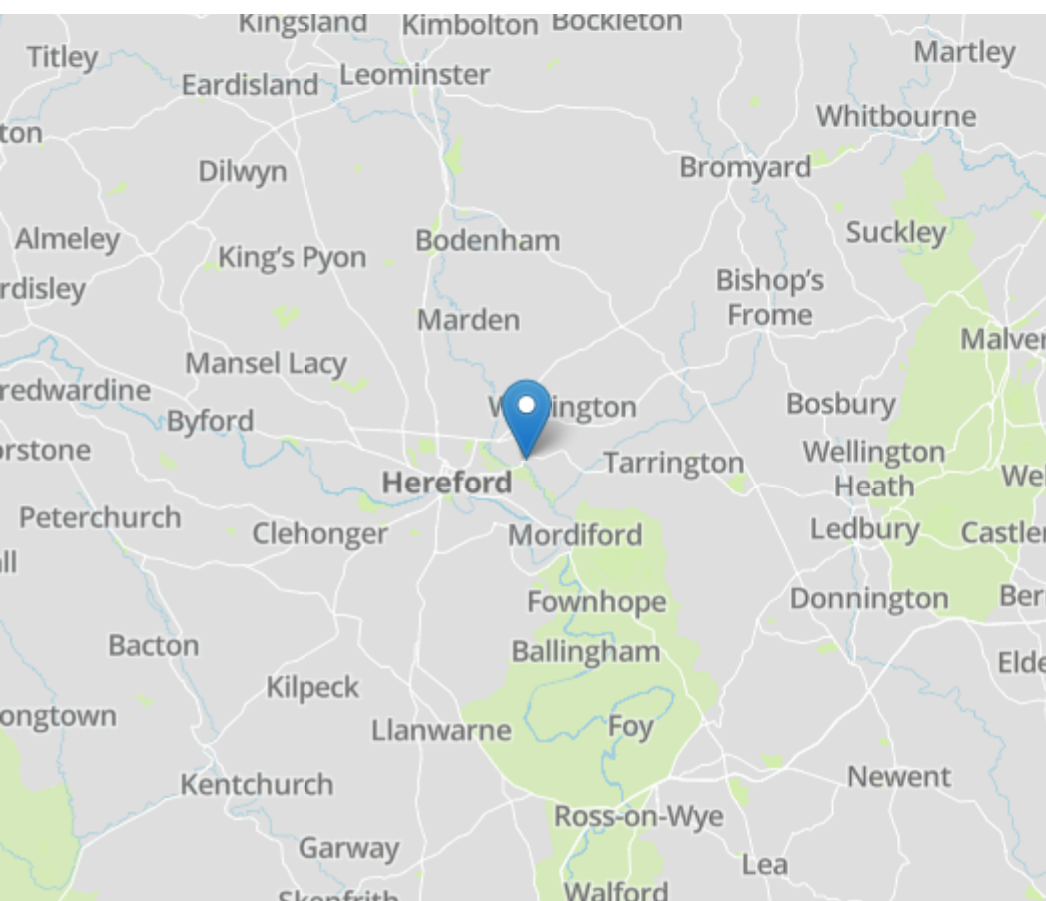
• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • 3 bedroom retirement bungalow • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177

DIRECTIONS

Proceed east out of Hereford onto Ledbury Road (A438). Upon reaching the village of Lugwardine turn right onto Orchard Court which leads onto Lugwardine Court Orchard. The property will be on the left hand-side, as indicated by the Agent's For Sale board. For those who use "What3words"///token.yummy.released





A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Lugwardine Court Orchard is a purpose built development with communal gardens, comprising just 16 homes for those who are 55 years of age and over. Number 12, being only one of a small number on the development to have three bedrooms, and is coming to the market for the first time since 1999 with no onward chain. Being well appointed, and a spacious three bedroom end of terrace property, it enjoys a corner plot position, benefitting from gas fired central heating, garage, front and rear gardens with pleasant south facing elevating views over the Herefordshire countryside and beyond. Lugwardine and its adjoining village of Bartestree enjoys a host of amenities to include highly regarded primary and secondary school, chip shop, shop, 2 public houses/restaurants and for those who require it there is a regular bus service to and from Hereford City. Both villages enjoy an array of public footpaths, making it an ideal area for those who enjoy countryside walks, and is commutable to the M4 and M50 respectively.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Large Entrance Hall

With carpet flooring, ceiling light point, ample power points, thermostat control, radiator, airing cupboard, further storage with double door, hanging rail, storage shelving, and carpet flooring.

Lounge/Dining Room

3.75m x 7.2m (12' 4" x 23' 7")
With carpet flooring, 2 ceiling light points, double glazed window to the rear elevation, coal effect gas fire within the chimney breast, TV, telephone point, radiator, and double glazed french doors leading to summer room.

Door to:

Kitchen

4.2m x 4.2m (13' 9" x 13' 9")
With lino flooring, double glazed window to the front elevation, roll top working surfaces over fitted base units, fitted wall units, integrated tall fridge/freezer unit, chest height integrated Indesit oven, Indesit electric 4 ring hob, cooker hood over, 1.5 bowl sink and drainer, chrome mixer tap over, radiator, 2 ceiling light points, extractor fan point, additional central heating thermostat, and space for breakfast table.

Door to:

Utility Area

1.6m x 2.0m (5' 3" x 6' 7")
With lino flooring, ceiling light point, loft hatch, extractor point, roll top working surfaces over fitted base units, space and plumbing for washing machine, single bowl stainless steel sink with hot and cold chrome taps over, splash tiling over working surfaces, fitted wall units, recently fitted in recent years a wall mounted Worcester combi boiler, and radiator.

Summer Room

1.6m x 4.2m (5' 3" x 13' 9")
Approached from the french doors in the lounge and comprises; double glazed windows to the rear and side elevations, with far reaching views across the Herefordshire countryside, double glazed door at the side elevation leads to the rear garden, laminate flooring with carpet tiles over, power points, and ceiling light point.

Bedroom 1

3.355m x 4.9m (11' 0" x 16' 1")
With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, TV and telephone point, and two sets of double doors opening into a very large built-in wardrobes with hanging rail, storage shelving and carpet flooring.

Bedroom 2

4.9m x 2.6m (16' 1" x 8' 6")
With carpet flooring, ceiling light point, double glazed window to the rear elevation, and one set of doors opening into a built-in wardrobe with hanging rail, storage shelving and carpet flooring.

Bedroom 3

3.35m x 3.4m (11' 0" x 11' 2")
With carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, TV and telephone points, and two sets of doors opening into a built-in wardrobe with consumer unit, hanging rail, storage shelving and carpet flooring.

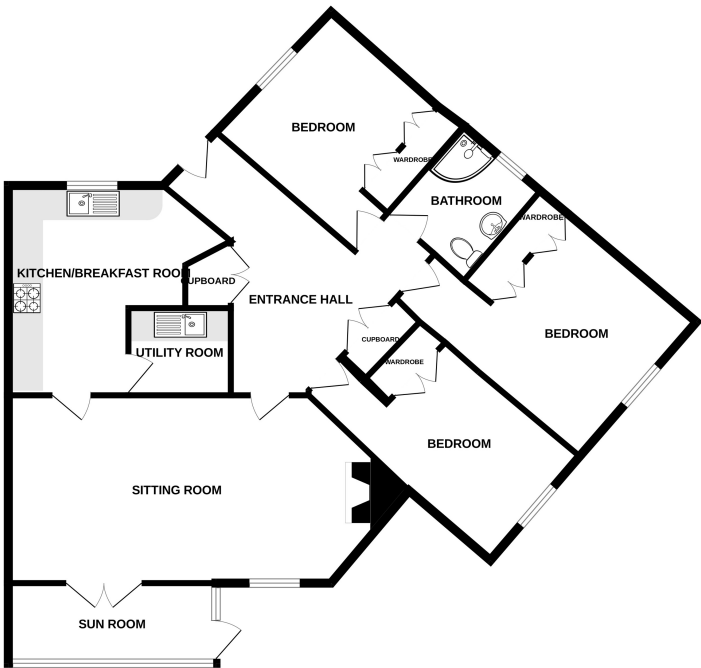
Shower Room

A lovely modernised room comprising fully tiled floor and walls, double glazed obscured glass window to the side elevation, wall mounted light with shaver point, ceiling light point, radiator, extractor fan, corner shower cubicle with electric Mira power shower, sliding doors, wall mounted vanity space, vanity wash hand basin with chrome mixer taps over, and vanity toilet.

OUTSIDE

At the front of the property there is a dropped curb which leads onto a tarmacademed driveway, which allows parking for a couple of vehicles, and from here there is access to the garage. There is a brick wall and fencing creating the boundary, low maintenance stone area with potted plants dispersed, and feature slabs creating a path to the front door and from here there is a wooden gate which leads to the side access plot, which is predominantly slabbed, and from here a small lawn and flowerbed and the boundary is brick walling and fencing creating privacy. Further lawn and shrubbery and a greenhouse area which is divided off and would create a vegetable plot if so desired. The rear garden being a corner plot fans outward with continued slabs, a further lawn divided by shrubbery and flowers, and it is here there is a low

GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.
Made with Metreplan 12/2015

boundary fence enhancing some most delightful far reaching elevated views spanning from east to west across Herefordshire. The rear garden has a raised flower bed feature in the the centre of the lawn and as a whole this garden has a low maintenance structure.

Garage

Having a pitched roof, power and light.



Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- ✔ Lounge/Dining Room 3.75m x 7.2m (12' 4" x 23' 7")
- Kitchen 4.2m x 4.2m (13' 9" x 13' 9")
- Utility Area 1.6m x 2.0m (5' 3" x 6' 7")
- Summer Room 1.6m x 4.2m (5' 3" x 13' 9")
- Bedroom 1. 3.355m x 4.9m (11' 0" x 16' 1")
- Bedroom 2. 4.9m x 2.6m (16' 1" x 8' 6")
- Bedroom 3. 3.35m x 3.4m (11' 0" x 11' 2")

And there's more...

- ✔ Highly desirable location
- ✔ Purpose built retirement development
- ✔ No onward chain