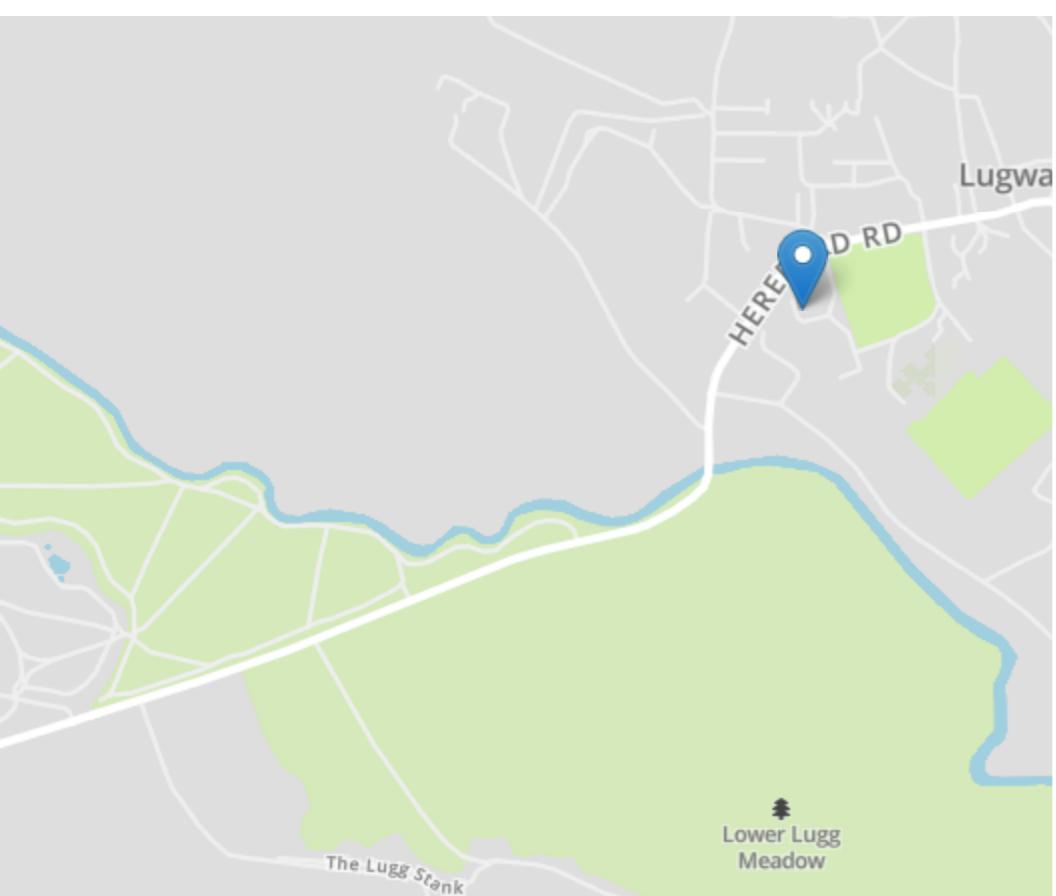




DIRECTIONS

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



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

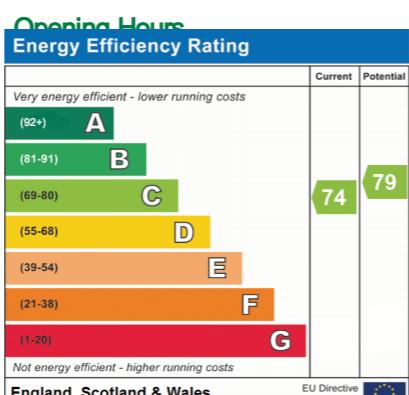
E: ledbury@shandw.co.uk

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.



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 or 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**

£290,000



• NO ONWARD CHAIN • 3 bedroom retirement bungalow over 55 years of age criteria

Hereford 01432 343477

Ledbury 01531 631177

