

FOR
SALE



25 Traherne Close, Lugwardine, Hereford HR1 4AF

£385,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

An attractive detached bungalow, pleasantly located at the end of a cul-de-sac on an exclusive development within the highly favoured village of Lugwardine, which lies between the Cathedral City of Hereford (3 miles) and the popular Market Town of Ledbury (11 miles) with the M50 motorway link (jct 3), and, with neighbouring Bartestree, offers a good range of amenities.

Constructed in the 1960s, the property provides spacious accommodation ideal for retirement or family purposes, and has replacement double-glazing, gas central heating, conservatory, an "in and out" drive, garage and west facing rear garden.

POINTS OF INTEREST

- *Spacious detached bungalow*
- *Quiet village cul-de-sac*
- *3 bedrooms, conservatory*
- *2 reception rooms*
- *Gas central heating*
- *Ideal for retirement.*



ROOM DESCRIPTIONS

Entrance porch

Approached through double doors, tiled floor, door to

Entrance hall

Radiator.

Shower room

Tiled shower cubicle with glass screen and electric fitment, wash hand basin, WC, radiator, part-tiled walls, shaver light, extractor fan, window.

Lounge

2 radiators, patio doors to

Conservatory

Double doors to the rear garden.

Dining room

Radiator, patio doors to rear, serving hatch to kitchen.

Kitchen

Fitted with range of oak-style base and wall mounted units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit, plumbing for washing machine, built-in electric double oven, 4-ring hob, extractor hood, radiator, window to front, sliding door to

Utility room

Sink unit with cupboards under, plumbing for washing machine, electric fuseboard, door to

Rear porch

Tiled floor.

Inner hall

Radiator, airing cupboard with electric heater.

Shower room

Large tiled shower cubicle with glass screen and electric fitment, wash hand basin, bidet, WC, radiator, tiled walls, window, extractor fan.

Bedroom 1

Built-in wardrobes, 2 radiators, window to rear.

Bedroom 2

Built-in wardrobes, radiator, window to front.

Bedroom 3

Built-in wardrobe, radiator, window to front.

Outside

The property has an in-and-out tarmacadam drive and there is a part-lawned front garden with a range of ornamental shrubs.

There is an adjoining Garage with up-and-over door, light, power, window, wall mounted gas fired central heating boiler and door to

Office

Window and door to rear porch.

Garden

There is side access to the rear garden, which is west facing and enclosed by fencing and hedging. There is a lawn, paved patio, raised beds, an apple tree and a variety of shrubs.

Services

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

Outgoings

Council tax band E payable 2024/25 £2829.97.

Water and drainage rates are payable.

Viewing

Strictly by appointment with the Agent, Flint & Cook, 01432 355455.

Directions

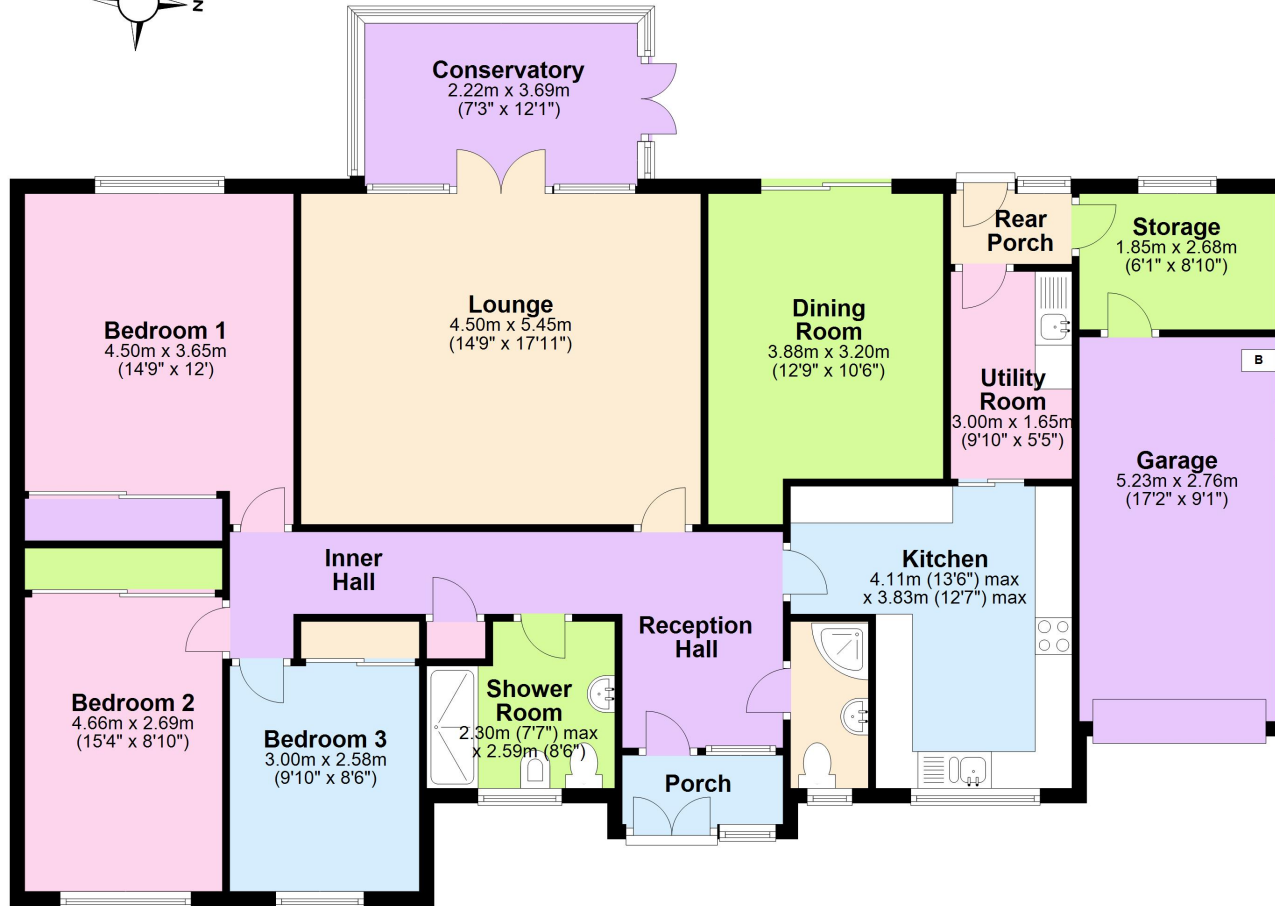
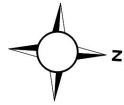
From Hereford proceed towards Ledbury on the A438, into Lugwardine and turn left, opposite St Mary's secondary school, into Traherne Close. Keep right, proceed to the end of the cul-de-sac and the property is located on the left-hand side, as indicated by the Agent's FOR SALE board.

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Floor Plan

Approx. 152.6 sq. metres (1643.0 sq. feet)



Total area: approx. 152.6 sq. metres (1643.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

25 Traherne Close, Lugwardine, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		