

FOR
SALE



27 Traherne Close, Lugwardine, Hereford HR1 4AF

£357,500 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought-after village location, a deceptively spacious 3 bedroom detached bungalow offering ideal retirement accommodation. The property benefits from a double garage, ample driveway parking, low maintenance garden, three bedrooms, a spacious lounge/dining room and we highly recommend a viewing.

Hereford City centre is within easy driving distance and there is also a range of amenities available within Lugwardine and Bartestree including shop, public house, church, village hall, countryside walks, primary and secondary schools and daily bus services

POINTS OF INTEREST

- *Detached bungalow*
- *Popular village location east of Hereford*
- *Three bedrooms, bathroom & W/C*
- *Ideal retirement accommodation*
- *Driveway, double garage & low maintenance garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Recessed porch with upvc entrance door into

Spacious reception hall

With wood effect flooring, radiator, two ceiling light points, loft hatch, airing cupboard housing the hot water cylinder, ample space for coats and shoes with a recessed storage area, a large storage cupboard and doors leading into

Kitchen/breakfast room

A modern fitted kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, with tiled splash backs, freestanding electric cooker, under counter space for larder fridge or freezer and plumbing for washing machine, space for a freestanding fridge or freezer, strip light, vinyl flooring, double glazed window and door looking out on to a small courtyard, ample space for a dining table.

Cloakroom

With low flush w/c, wash hand basin with tiled splash back, window to the front aspect and fitted wall cupboard.

Double garage

With light and power, up and over door to the front and door to the rear with access door from the hallway.

Snug

With fitted carpet, ceiling light point, hatch into the kitchen, double glazed window and french doors opening into the

Spacious lounge/dining room

With fitted carpet, two radiators, two ceiling light points, double glazed window, feature woodburning stone with mantle over, tiled surround and tiled hearth, double glazed window and double glazed sliding doors out to the rear with a view over a small orchard and open paddock.

Bathroom

A full suite comprising panelled bath, low flush w/c, wash hand basin with storage under, large fitted shower cubicle with mains fitment shower head over, heated towel rail, double glazed window, recess spotlights and vinyl flooring.

Bedroom 1

With fitted carpet, ceiling light point, large double glazed window and double built in wardrobe with sliding doors.

Bedroom 2

With fitted carpet, ceiling light point, large double glazed window to the front aspect and double built in wardrobe with sliding doors.

Bedroom 3

With fitted carpet, double glazed window and ceiling light point.

Outside

To the front a block paved driveway providing off road parking for several vehicles with a stoned area of ornamental shrubbery. A concrete path takes you to a side access leading to the rear. There is a second access gate to the left of the garage with up and over door.

There are two small courtyard areas, both laid to patio with one looking out to the orchard and paddock to the rear.

Directions

Proceed east out of Hereford City on the A438 Ledbury Road and on entering Lugwardine turn left into Traherne Close.

Services

Mains water, electricity, and drainage are connected. Telephone (subject to transfer regulations).

Outgoings

Council tax band E - £2993 for 2025/2026

Water and drainage rates are payable.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

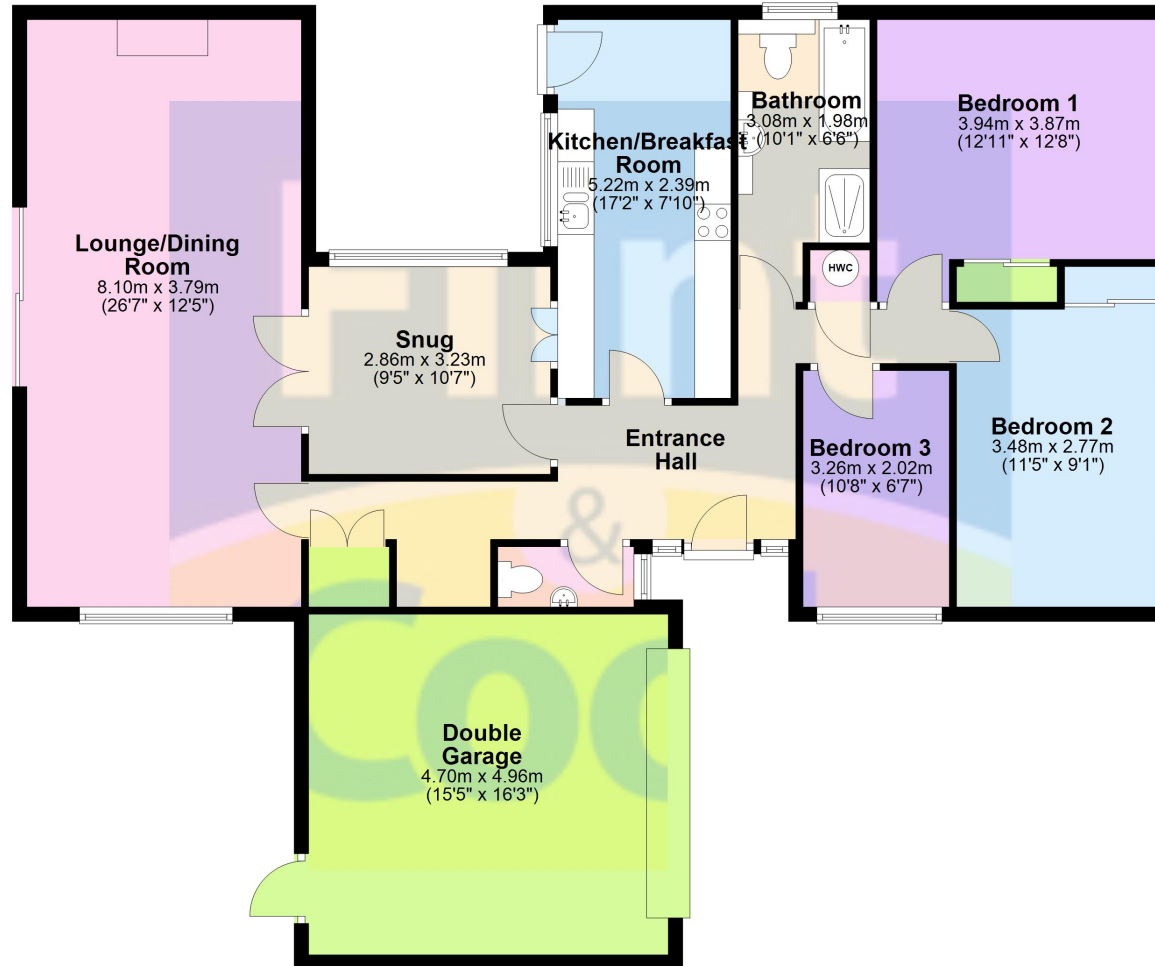
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Ground Floor

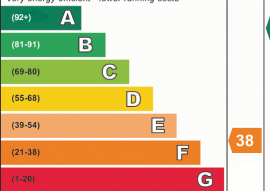
Approx. 135.3 sq. metres (1456.7 sq. feet)



Total area: approx. 135.3 sq. metres (1456.7 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(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	