

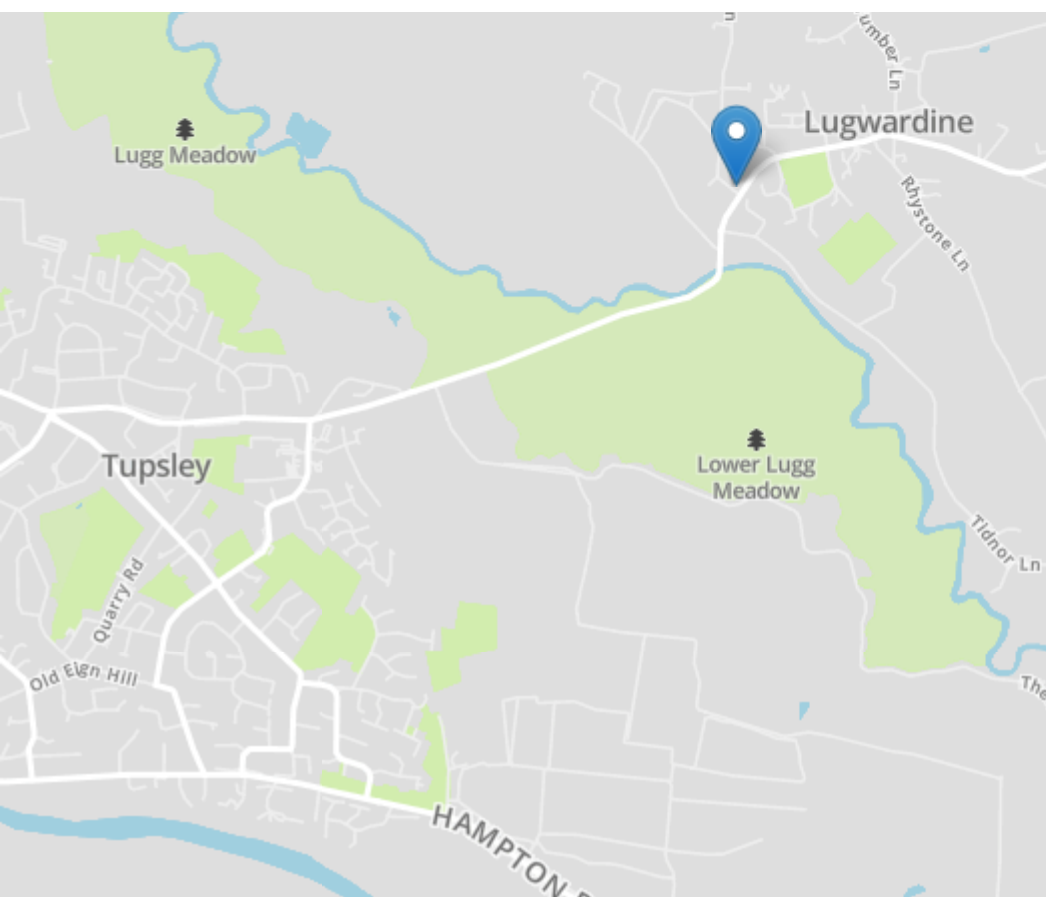
Croft Cottage, Lugwardine Hereford HR1 4AA

£210,000



DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket St/A438, and continue for approx. 0.7miles; turn left onto St Owen's St/A438, and continue for approx. 2.4miles; turn left onto Quarry Field, and after approx. 325 ft, the property will be on the left-hand side as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who used what3words: ///mats.prospers.litters



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected.

Outgoings

Council tax band 'C'

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- Two bedrooms
- Off-road parking
- Semi-detached cottage

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This two bedroom semi-detached cottage is being offered for sale and benefits from, a living/dining space, a kitchen, a rear porch, a downstairs WC, two bedrooms, a bathroom, a good sized rear garden, and off road parking for two vehicles. Lugwardine and its adjoining village of Bartestree enjoys a host of amenities to include sought after primary and secondary schools, 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.

In more detail the property comprises:

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: a double glazed door to the side elevation; oak effect laminate flooring; loft access; the electrical consumer unit; secondary glazing to a window to the side elevation; a carpeted staircase leading to the first floor landing; exposed wooden beams; a central heating radiator; access to the kitchen and living/dining room, and a dimmer switch to the ceiling light points.

LIVING/DINING ROOM

5.8m x 3.55m (19' 0" x 11' 8") - MAXIMUM MEASUREMENT

The living/dining room comprises of: oak effect laminate flooring; a ceiling light point; decorative paneling; power sockets; understairs storage area; secondary glazing to the windows to the front and side elevations; a log burning stove within a chimney breast, as well as fitted storage with shelving either side; a central heating radiator; power sockets, and a television point.

KITCHEN

3.2m x 2.5m (10' 6" x 8' 2")

The kitchen comprises of: a vaulted ceiling; oak effect laminate flooring; exposed wooden beams; a central heating radiator; a ceiling light point; solid oak work surfaces over base units with soft close doors and drawers; a tower unit which houses the integrated fridge-freezer; a belfast sink with draining space, and a black mixer tap over; space and plumbing for a washing machine; space and plumbing for a dishwasher; single Beko electric oven, with a BEko four-ring hob over, as well as a Beko cooker hood; a wealth of power sockets; splash tiling, and window to rear elevation with secondary glazing.

REAR PORCH

The rear porch comprises of: lino flooring; a ceiling light point; a central heating radiator; a double glazed door to the rear elevation, and a

door leading to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC comprises of: lino flooring; a ceiling light point; a wall light point; a wall-mounted mirror; a wash hand basin with a chrome mixer tap over; a low level WC with a low flush, and a double glazed window to the rear elevation.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: access to the two bedrooms and bathroom; carpet flooring; a ceiling light point, and loft access.

BEDROOM ONE

3.65m x 3.45m (12' 0" x 11' 4") - MAXIMUM MEASUREMENT

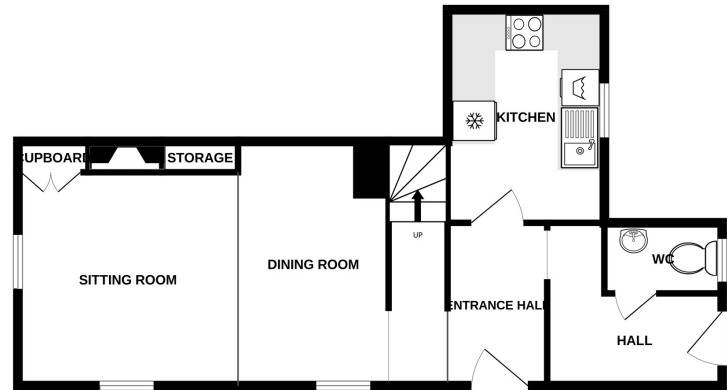
Bedroom one comprises of: carpet flooring; a ceiling light point; a central heating radiator; secondary glazing to the windows to the front and side elevations; power sockets; a television point, and built-in wardrobe space.

BEDROOM TWO

2.46m x 2.7m (8' 1" x 8' 10") - MAXIMUM MEASUREMENT

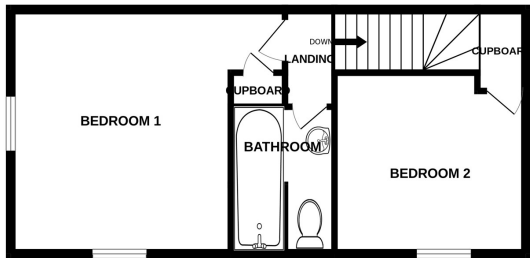
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; secondary glazing to the window to the side elevation, and an over stairs storage cupboard.

GROUND FLOOR



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1ST FLOOR



BATHROOM

The modernised bathroom comprises of: tiled flooring; a spotlight over the bath; a ceiling light point; two ceiling extractor points; a bath with a chrome mixer tap over and mains shower unit, as well as fully tiled surround; a chrome towel radiator; a low level WC with low flush, and, a wash hand basin with a chrome mixer tap over and vanity beneath with soft close doors.

OUTSIDE

REAR OF THE PROPERTY

The rear of the property comprises of: access via the side passage from the property, as well as from the the rear porch; fencing surrounding the boundary of the rear garden; a laid to stone seating area; a large lawn space; a storage shed at the rear of the garden; some planted shrubbery, and to the very rear of the property, on the other side of the fencing, there is off-road parking available for two vehicles.



At a glance...

✔ LIVING/DINING SPACE: 5.8m x 3.55m (19' 0" x 11' 8") - MAXIMUM MEASUREMENT

KITCHEN: 3.2m x 2.5m (10' 6" x 8' 2")

✔ BEDROOM ONE: 3.65m x 3.45m (12' 0" x 11' 4") - MAXIMUM MEASUREMENT

BEDROOM TWO: 2.46m x 2.7m (8' 1" x 8' 10")

And there's more...

- ✔ Village location
- ✔ Highly desirable location
- ✔ Off-road parking available

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.