

6 Orchard Lea  
Lugwardine Hereford HR1 4FP

£575,000



• Exclusive Development • Popular Location • New Home • Local Developer

## OVERVIEW

Located in the highly popular village of Lugwardine, an exclusive site of only 8 plots currently being constructed to a high specification by a reputable local developer. This 3 bedroom detached bungalow benefits from gas fired underfloor heating, and comprises; kitchen/dining room, lounge, utility room, master bedroom with en-suite 2 further bedrooms and family bathroom, garage and gardens. This development has no maintenance charges. In Lugwardine and the neighbouring village of Bartestree are a range of amenities to include various shops, church, schools, public house, community hall and a regular bus service to and from the City of Hereford.

## SPECIFICATION

Benefitting from:

- Gas fired underfloor heating;
- Fitted carpet and hard flooring throughout;
- uPVC double glazing;
- Kitchen/Diner with integrated appliances; Granite worktops;
- Lounge
- Utility room with space for washing machine and tumble dryer;
- Loft Ladder;
- Master Bedroom with En-Suite and fitted wardrobe;
- Bedroom Two with walk-in cupboard;
- Bedroom Three
- Garage with extra width to allow for easy opening of car door.

The property also benefits from landscaped gardens and parking for several cars.

## AGENTS NOTE:

The Developer has the right to change or amend any specifications if necessary.

## HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477

## DIRECTIONS

Proceed east out of Hereford City on the A438, on entering the village of Lugwardine and passing over the river Lugg, take the turning left onto Cotts Lane. Proceed for about .5 mile, and the new development site of Sweetman Developments, is situated on the right hand side. For those who use "What3words" ///assure.skate.tenses

## GENERAL INFORMATION

### Tenure

Freehold

### Services

### Outgoings

### 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](http://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

MONDAY - THURSDAY 9.00 am - 5.30 pm

FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

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.