



GENERAL INFORMATION

Tenure

Tenure Leasehold on a 999 year term, Each property has a share in the Freehold of the development.

Services Charge £125 approx. p.a. to cover the maintenance of communal areas.

Services

Services All mains services

Services Charge £125 approx. p.a. to cover the maintenance of communal areas.

Outgoings

Council tax band 'D'

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

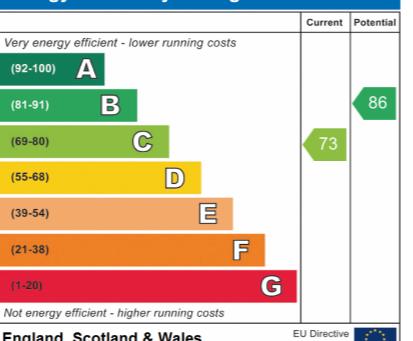
www.stookehillandwalshe.co.uk

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

Energy Efficiency Rating



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.

6 Lugwardine Court Orchard
Lugwardine Hereford HR1 4HB

£270,000



- A purpose built retirement bungalow • Lovely communal gardens • For those 55 years of age and over • Ensuite bedroom
- Terraced property

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Located on an exclusive development of retirement bungalows, a well appointed, two bedroom property enjoying gas fired central heating, spacious accommodation, pleasant gardens with outlook over communal gardens and garage. Lugwardine Court Orchard is a purpose built development of just 16 homes for those 55 years of age and over with No. 6 enjoying an outlook to the rear over a communal garden area. The homes are purpose built for retirement having the benefit of central heating and double glazing. 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.

GROUND FLOOR

Recessed Entrance Porch

with double glazed door having adjacent side windows to:

Reception Hall

with radiator, smoke alarm, airing cupboard with lagged hot tank, telephone point, cloaks cupboard with hanging rail and shelving. Door to:

Open Plan Living Room/Dining Area

7.01m x 3.76m (23' x 12') Sitting Room having uPVC double glazed windows to rear, coved ceiling, T.V. aerial point, radiator, wall mounted gas fire, power points, wall mounted thermostat, and new lino flooring.

Dining Area having uPVC French doors opening to rear veranda area, coved ceiling and telephone point and power points, and new lino flooring here too. Door to:

Kitchen

4.14m x 2.84m (13' 7" x 9' 4") fitted with a range of units comprising stainless steel single drainer sink unit with tap over and base unit under, range of base cupboards with working surface over, tiled surround to working surfaces, matching eye level cupboards, space for dishwasher, space for cooker with extractor above, power points, radiator, gas and electric cooker points. Double glazed door with adjacent windows to front, and new lino flooring. Opening to:

Utility Area

2.06m x 1.85m (6' 9" x 6' 1") access hatch to loft space, working surface with base units under, shelving, space and plumbing for automatic washing machine, power points, and recently fitted storage cupboards to match.

Bedroom 1

3.78m x 3.48m (12' 5" x 11' 5") with double glazed window to rear, radiator, range of recessed wardrobe cupboards providing hanging and storage space, and recently fitted carpet. Door to:

Ensuite

having shower cubicle, pedestal wash hand basin and low flush W.C.

Bedroom 2

3.48m x 2.94m (11' 5" x 9' 8") with double glazed window to front, radiator, recessed wardrobe cupboards providing hanging and storage space, and recently fitted carpet.

Bathroom

having a large walk-in shower, low flush W.C. and wash hand basin with inset vanity unit and large light-up mirror above, partly tiled surround and uPVC double glazed window with obscure glass to front.

Outside

Frontage

The property is approached over a driveway providing parking for several vehicles and leading to:

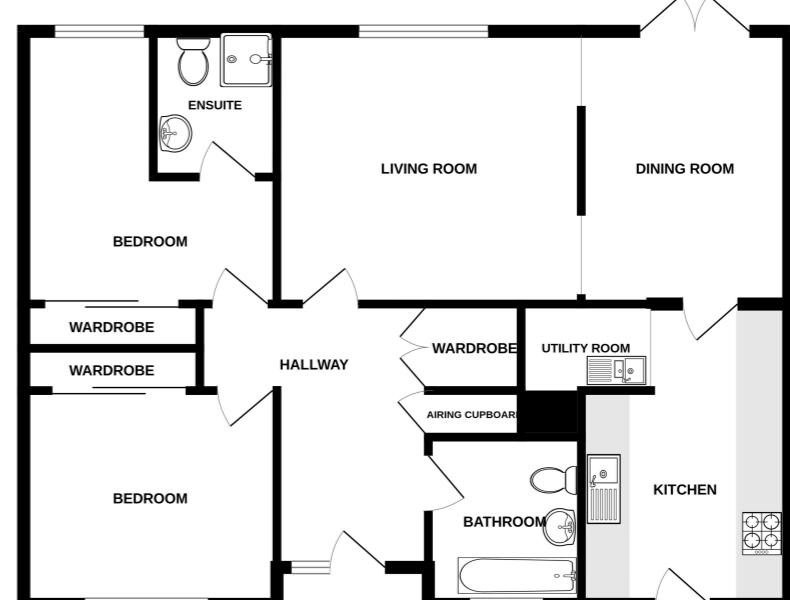
Detached Garage

16' 0" x 11' 2" (4.88m x 3.40m) with up and over door, personal door to rear, power and light.

Gardens

To the rear of the property is a veranda/covered walkway of wooden upright pillars set of brickwork beyond which is a raised, beautifully planted flower border. The base of the veranda leads on to gardens which is laid to lawn, bordered with a small fence, rear pedestrian access facility. Communal landscaped gardens.

GROUND FLOOR
876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.3 sq.m.) approx.
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At a glance...

- Kitchen 4.14m x 2.84m (13' 7" x 9' 4")
- Living Room/Dining Area 7.01m x 3.76m (23' x 12')
- Utility Area 2.06m x 1.85m (6' 9" x 6' 1")
- Bedroom 1 3.78m x 3.48m (12' 5" x 11' 5")
- Bedroom 2 3.48m x 2.94m (11' 5" x 9' 8")
- Garage 16' 0" x 11' 2" (4.88m x 3.40m)



And there's more...

- Village location
- Highly desirable location
- Ensuite off the master bedroom