

FOR
SALE



27 Traherne Close, Lugwardine, Hereford HR1 4AF

£350,000 - 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)

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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	38		
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	