



1 LUGWARDINE COURT ORCHARD LUGWARDINE, HEREFORD HR1 4HB

£325,000
LEASEHOLD

Situated in a popular village location a detached retirement bungalow for the over 55's with 2 double bedrooms, 2 reception rooms, fitted kitchen, detached garage and driveway. No onward chain.

**Flint
&
Cook**

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Front Exterior

The front exterior of the property features a gravel driveway leading to a garage with a striking blue door. The garage is attached to the house, which is constructed of red brick with a pitched roof. A low wooden fence and lawn border the property, creating a neat and welcoming frontage.

Hallway

A well-sized entrance hallway with built-in storage cupboards along one wall. The space is decorated with a red striped rug and leads through to other rooms of the home. The front door features decorative glass panels that let light into the hallway, while the neutral decor maintains a light and airy feel.

Living Room

A warm and inviting living room featuring a fireplace with a wooden surround as a charming focal point. The space enjoys natural light through a sizeable window. The room is ideal for relaxing or entertaining and opens towards the dining area, allowing for easy flow between the two areas.

Dining Room

This dining room comfortably accommodates a large dining table, creating a practical and welcoming space to eat. Natural light floods in through a large window and glazed door, which also provide access to the garden area. The room maintains a light and airy feel throughout.

Kitchen

A kitchen with ample storage and work surfaces, fitted with traditional wooden cabinetry and beige tiled flooring. The layout includes integrated appliances such as an oven, washing machine and dishwasher. Tiled splashbacks add a practical touch, while a wall clock provides convenience. The kitchen benefits from ceiling spotlights that illuminate the workspace effectively.

Conservatory

A bright and airy conservatory-style sunroom with brick walls and large windows, tiled floor, providing views over the garden, making it an ideal spot to unwind while enjoying natural light and garden views.

Bedroom 1

This bedroom includes built-in wardrobes providing generous storage and bedside cabinets for convenience. A window lets in natural light.

Bedroom 2

A second double bedroom with built-in wardrobes for ample storage. The room is brightened by two windows that let the natural light into the room.

Bathroom

The bathroom is fitted with a classic white suite, including a bathtub with an overhead shower, a pedestal sink, and a toilet. Tiled floor and window.

Garden

The garden is predominantly laid to lawn and complemented by a side patio area, providing an ideal

space for outdoor entertaining. The property further benefits from a generous parking area and a detached garage.

Tenure & Possession

The property benefits from a long lease - 999 years commencing 1996 with 969 years remaining.

Outgoings

Water and drainage rates are payable.

Council Tax band E

Service charge £180 per annum.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

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EPC Rating: C Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales	69	79
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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