

FOR  
SALE



58 The Spires, Moreton-on-Lugg, Hereford HR4 8FJ

£249,950 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location, a modern semi-detached house with 2 double bedrooms offering ideal first time buyer/investment accommodation. The property has the added benefit of driveway parking, enclosed rear garden, gas central heating, double glazing and is immaculately presented throughout and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Ideal first time buyer/ investor accommodation*
- *2 Bedrooms*
- *Semi-detached house*
- *Gas central heating & double glazing*
- *Driveway parking & enclosed rear garden*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door into the

### Entrance Hallway

With mat-well, tiled floor, radiator, stairs leading to the first floor, smoke alarm and door into the

### Downstairs WC

Tiled floor, low flush WC, pedestal wash hand-basin with tiled splashback, opaque double glazed window to the front aspect, fuseboard and radiator.

### Kitchen

An immaculately presented modern fitted kitchen with matching wall and base units and ample worksurfaces, tiled splashbacks, stainless steel sink and drainer, 4-ring gas hob and electric oven with extractor over, space for free-standing fridge/freezer and under-counter washing machine, tiled floor, radiator and smoke alarm.

### Living Room

Fitted carpet, 2 radiators, useful understairs storage cupboard, double glazed window to the rear aspect and double glazed French doors leading out onto the rear patio.

### First floor landing

Fitted carpet, loft hatch, smoke alarm and doors to

### Bedroom 1

Fitted carpet, radiator and 2 double glazed windows to the rear aspect.

### Bedroom 2

Fitted carpet, radiator, 2 double glazed windows to the front aspect, airing cupboard housing the gas central heating boiler.

### Bathroom

Suite comprising panelled bath with mains fitment shower over and tiled surround, low flush WC, pedestal wash hand-basin with tiled splashback, tiled floor, heated towel rail, opaque double glazed window, extractor.

### Outside

To the front of the property, there is a paved pathway leading to the front entrance door and the remainder of the garden is laid to lawn with a gravelled border. To the side there is a brick paved driveway with parking for 2 vehicles and side access gate leading to the rear. There is also a useful outside tap. To the rear there is a good sized garden with a large paved patio area with gravelled border and all enclosed by fencing for privacy. Outside power points. A wooden store shed is available by separate negotiation.

### Agents Note

1. The upstairs windows have fitted blinds which are available by separate negotiation.
2. The property benefits from the remainder of the NHBC Warranty.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band TBC - payable 2023/24 £1718.75

Water and drainage - metered supply.

### Money laundering regulations

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

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

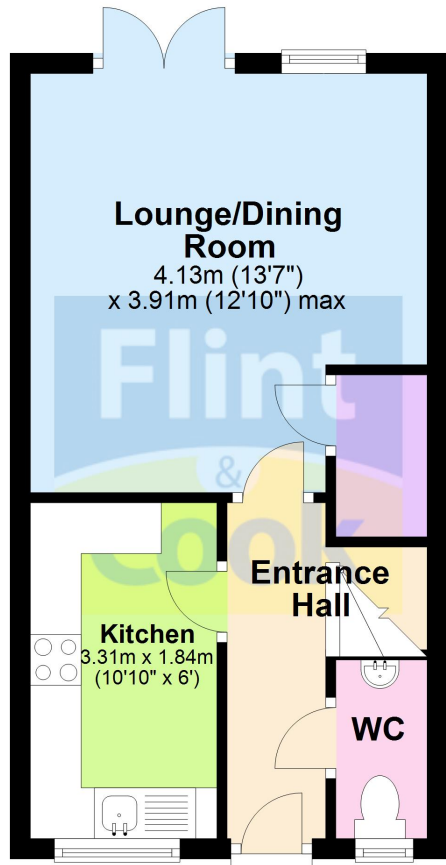
### Directions

Proceed out of Hereford on the A49 towards Leominster taking the right hand turn for Moreton-on-Lugg and on entering the village, take the 1st right onto The Spires and the property is situated on the right-hand side, as indicated by the Agent's FOR SALE board.

What3words - major.date.spenders

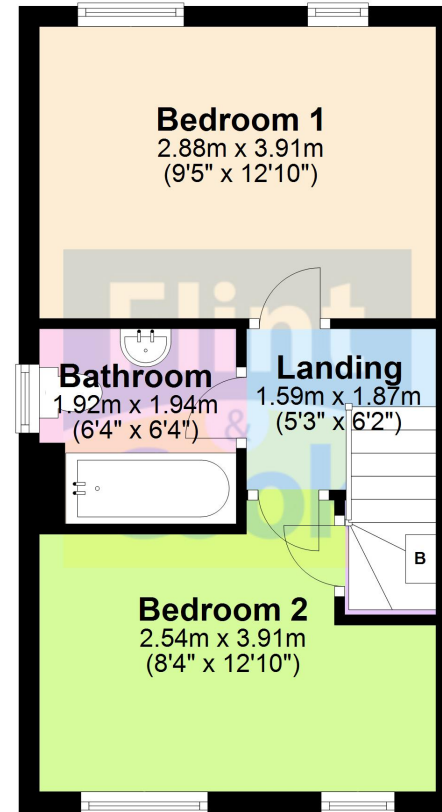
### Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		