

FOR
SALE



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

£249,995 - Freehold

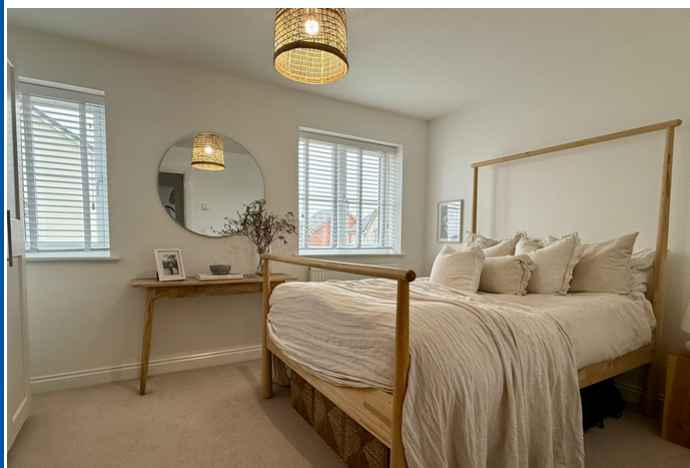
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location, an immaculately presented 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. The property is also being sold with no onward chain.

POINTS OF INTEREST

- *Popular village location*
- *No onward chain!*
- *Two double bedrooms*
- *Immaculate decorative order throughout*
- *Ideal first time buyer accommodation*
- *Driveway parking & a good sized garden*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hall

With porcelain tiled floor, radiator, carpeted stairs leading up, central heating thermostat and doors to

Kitchen

A beautifully fitted kitchen with matte finished matching wall and base units, quartz work surfaces, sink and drainer unit, integrated electric oven, 4 ring gas hob with extractor over, space for freestanding fridge/freezer, under counter space for washing machine, double glazed window to the front aspect with fitted blind, radiator, ceiling pendant light, tiled splash back, porcelain tiled floor.

Lounge/dining room

With porcelain tiled floor, two radiator, two ceiling lights, double glazed window to the rear aspect with fitted blind, double glazed french doors out to the rear patio and useful under stair storage cupboard.

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, tiled floor, double glazed window, fuse box and ceiling light.

First floor landing

With fitted carpet, loft hatch, and doors to

Bedroom 1

With fitted carpet, radiator, two double glazed windows with fitted blinds and space for wardrobes.

Bedroom 2

With fitted carpet, two double glazed windows with fitted blinds, radiator and cupboard housing the gas central heating boiler.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, low flush w/c, pedestal wash hand basin, part tiled surround, chrome heated towel rail, double glazed window, tiled floor and extractor.

Outside

To the rear a generously sized garden south facing making it an ideal sun trap with paved patio area with side access gate, the remainder of the rear garden is laid to lawn for ease and low maintenance and is enclosed by fencing.

To the front a brick paviour driveway providing off road parking for many vehicles with a small area of bark with ornamental shrubs and paved path leading to the front door. A useful outside tap and outside power points.

Agents note

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 2024/25

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.

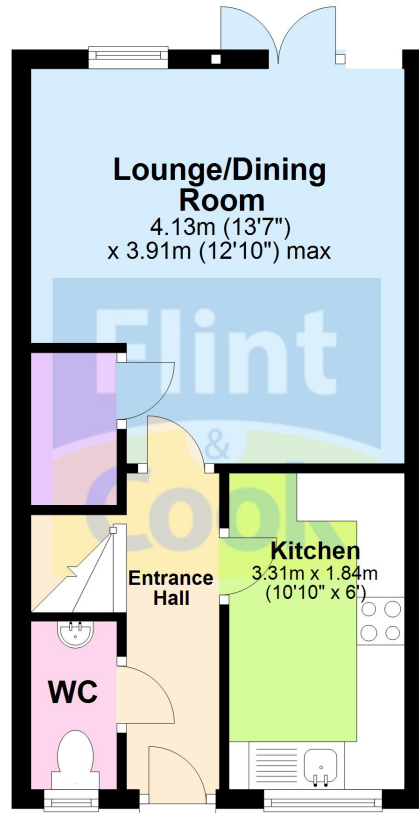
Viewings

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

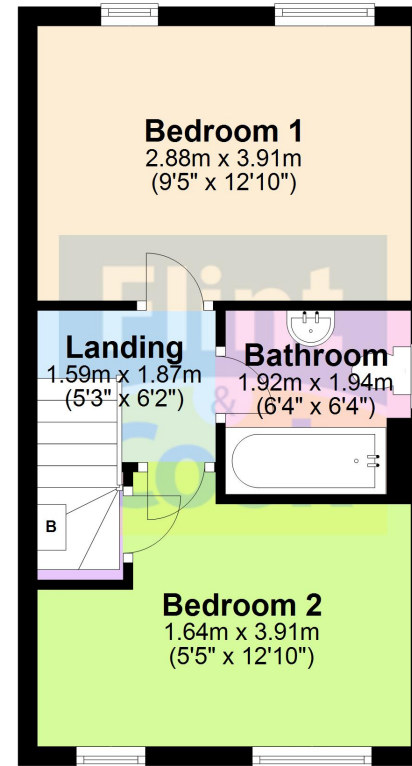
Directions

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 then take the second right hand turn, the property is situated on the left hand side.

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+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		