

FOR  
SALE



98 St Peters Close, Moreton-on-Lugg, Hereford HR4 8DW

£289,995 - Freehold



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## PROPERTY SUMMARY

Peacefully situated in this popular village location, an extended 3 bedroom detached house offering ideal family accommodation. The property which has been well maintained throughout has the added benefit of oil central heating, double glazing, a good sized rear garden, garage and driveway, downstairs utility and WC and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Well maintained 3 bedroom detached house*
- *3 receptions, kitchen/breakfast and utility*
- *Good sized enclosed rear garden*
- *Ideal for family or retirement*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door through to the

### Reception Hall

With wood strip flooring, radiator, carpeted stair to the first floor, central heating thermostat, coat hooks, useful stair cupboard and partially glazed panelled door to the

### Lounge

With radiator and display shelf over, double glazed window with vertical blinds, coved ceiling, wood strip flooring and open plan access to the

### Dining/Family Room

With fitted carpet, radiator with display shelf over, double glazed side window, display shelving, coved ceiling, feature wood burning stove, a range of lighting and archway through to the

### Kitchen/Breakfast Room

With 1 1/2 bowl sink unit and mixer tap over, a range of wall and base cupboards, ample work surfaces with tiled splashbacks, double glazed window overlooking the rear garden, radiator with display shelf over, space for a breakfast table, wood strip flooring, recessed spotlighting, display shelving, a range of integrated appliances including double oven, 4 ring hob, dishwasher and refrigerator and door to the

### Utility Room

Work surface with space and plumbing for automatic washing machine and tumble drier, floor mounted oil central heating boiler, tiled floor, access to useful loft storage space, display shelving, coat hooks, double glazed door to the rear patio and garden, ladder style towel rail/radiator, internal door to the garage and door to the

### Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back, tiled floor, radiator and extractor fan.

### First Floor Landing

With fitted carpet, radiator with display shelf over, access hatch to loft space and built in airing cupboard with shelving.

### Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, recessed spotlighting and a range of built in wardrobes with dressing table/drawer unit to the side.

### Bedroom 2

With fitted carpet, radiator, large free standing wardrobe with mirrored sliding doors and double glazed window to the rear enjoying a pleasant outlook across the rear garden.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds.

### Bathroom

With suite comprising bath with shower unit over and glazed screen, pedestal wash hand basin, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, double glazed window with blind, extractor fan and radiator.

### Outside

The front garden has been landscaped for easy maintenance and planted with flowers and shrubs enclosed by hedging and fencing for privacy with a paved drive to the front providing off road parking for 2 vehicles then leading down to the garage with remote control roller door, power and light points, ample storage space, scope to convert (subject to the necessary consent) and internal door to the utility room.

To the immediate rear is a sundial style patio which leads onto a good sized decked area providing the perfect entertaining space which then leads onto the remainder of the garden which is mainly laid to lawn and bordered by shrubs and flowers and all well enclosed to maintain privacy. There is an oil storage tank, outside tap, side access and 2 useful timber garden sheds.

### Services

Mains water and electricity

### Outgoings

Council tax band C - £2,158.36 payable for 2025/2026  
Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city on the A49 Leominster Road, turn right signposted Moreton-on-Lugg then turn left after approximately 1/2 mile into St Peter's Close.

### Viewings

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

### Opening Hours

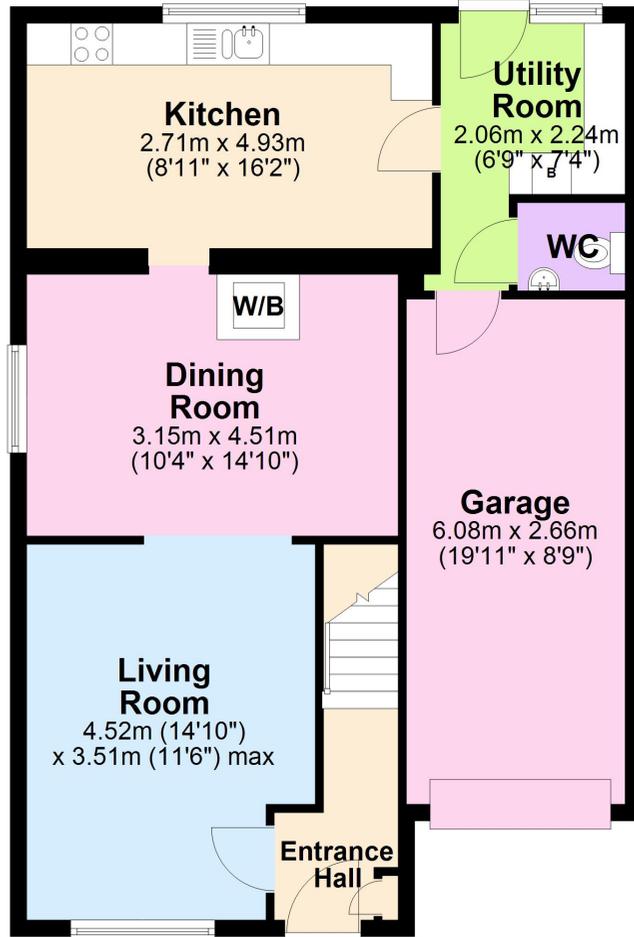
Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### 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

Main area: approx. 57.5 sq. metres (619.1 sq. feet)  
 Plus garages, approx. 16.2 sq. metres (173.9 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Main area: Approx. 92.1 sq. metres (991.1 sq. feet)

Plus garages, approx. 16.2 sq. metres (173.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			