

FOR
SALE



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

£289,995 - Freehold

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

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

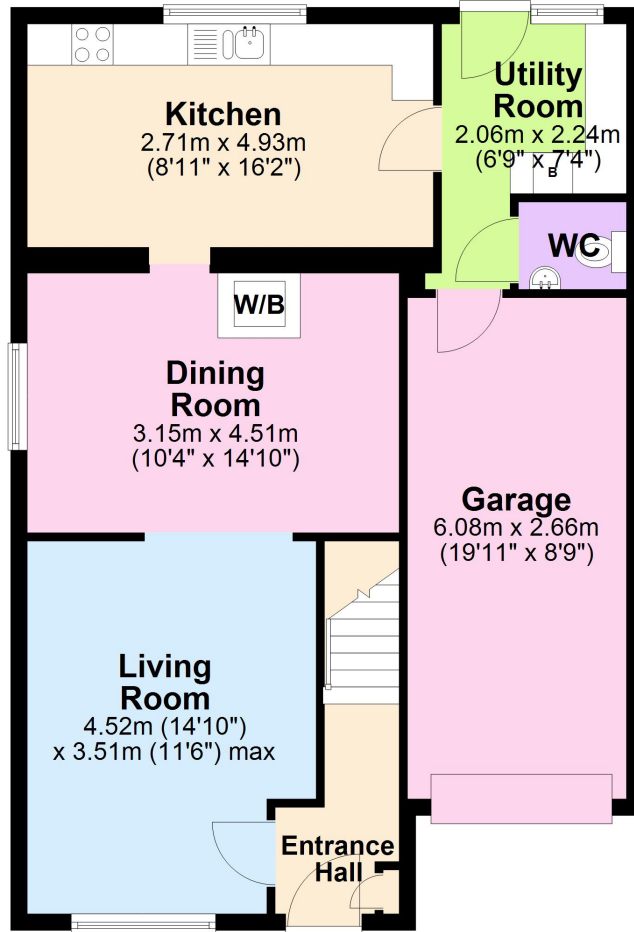
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

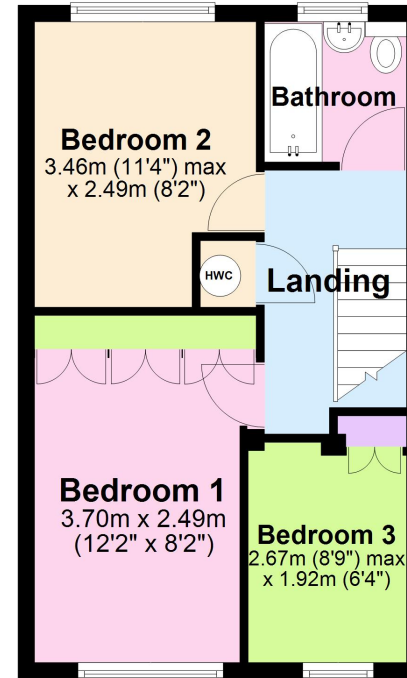
Ground Floor

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)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			82
(81-91)	B			
(69-80)	C			
(55-68)	D		65	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	