



47 St Peters Close
Moreton-on-Lugg Hereford HR4 8DL

£265,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'B'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

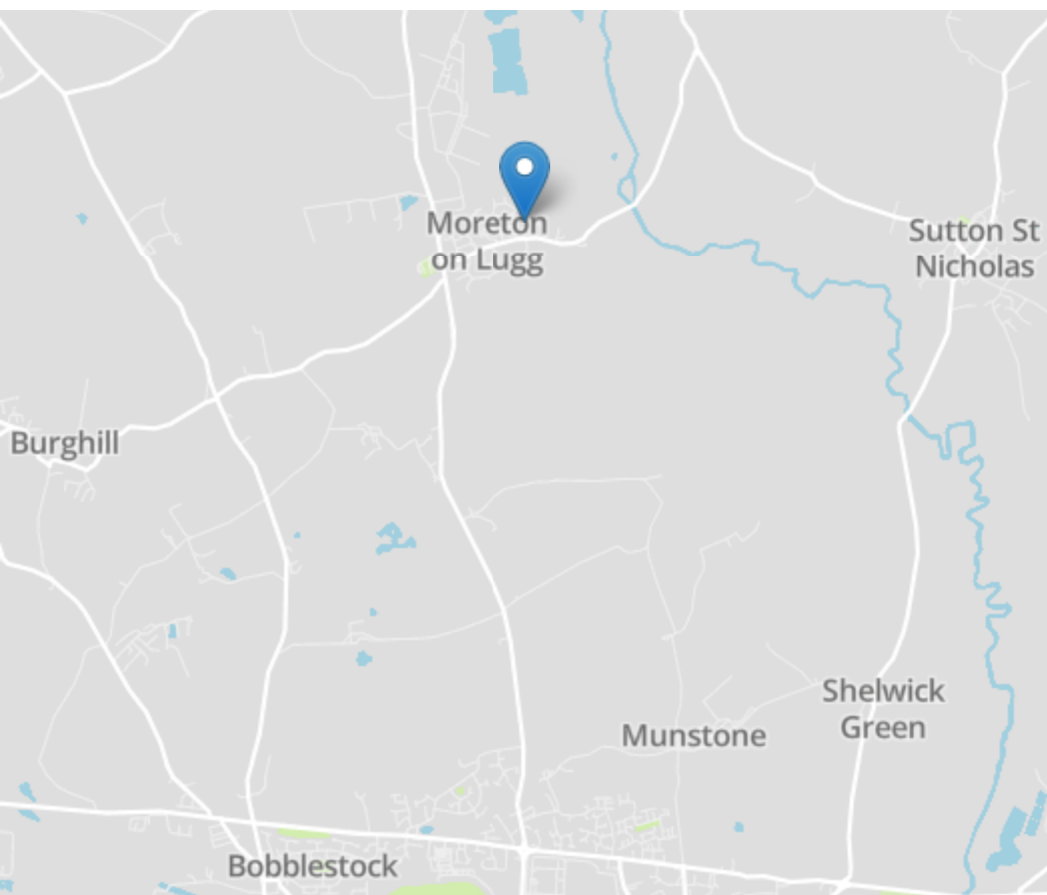
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed north onto A49 Holmer Road, at the roundabout take the second exit onto A49 towards Leominster, after approximately 2.5 miles turn right towards the village of Moreton on Lugg, turn left onto St Peter's Close, and first left onto the cul-de-sac and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //because.nightfall.feared



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	66
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

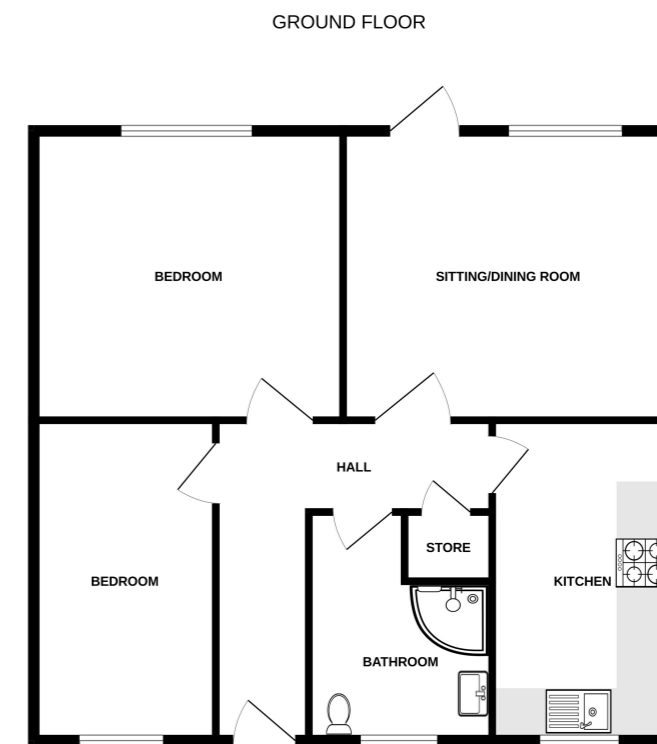
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Two bedroom bungalow.
- Private cul-de-sac position
- Garage and off road parking
- Large southwest facing garden

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This two bedroom linked semi detached bungalow is well presented throughout, comprising entrance hall, two bedrooms, lounge/diner, kitchen, bathroom southwest facing rear garden, off road parking and single garage. Situated in a peaceful cul-de-sac position in the popular village of Morton on Lugg approximately 4.5 miles north of Hereford City. The village itself has local amenities to include shop, takeaway, church, and the nearby village of Wellington has a local primary school. In more detail the property comprises:

Double glazed door at the front aspect, with an obscure glass

window lead to:

Entrance Hall

Having laminate flooring, radiator, ceiling light point, and loft access to storage space.

Lounge

4.09m x 3.86m (13' 5" x 12' 8") Having double glazed window to rear elevation, double glazed door to the rear garden, laminate flooring, radiator, telephone and TV point, and ceiling light point.

Kitchen

1.98m x 3.28m (6' 6" x 10' 9") Fitted with wall and base units, working surfaces over, single bowl sink with drainer, space for electric oven, cooker hood, space for fridge/freezer, space and plumbing for washing machine,

central heating boiler, radiator, ceiling light point, and double glazed window to front elevation.

Bedroom 1

2.87m x 3.91m (9' 5" x 12' 10") Having double glazed window to rear elevation, carpet flooring, TV point, radiator and ceiling light point.

Bedroom 2

1.96m x 3.28m (6' 5" x 10' 9") Having double glazed window to the front elevation, carpet flooring, radiator, and ceiling light point.

Bathroom

Having bath, shower, low level WC, wash hand basin, ceiling light point and double glazed obscure glass window to front elevation.

OUTSIDE

The rear garden is southwest facing and is low maintenance with a decking entertaining area, flower beds and vegetable area, two sheds and bordered with stone wall and fencing.

Garage

5.0m x 2.57m (16' 5" x 8' 5") With up and over door, double glazed personal door and window to the side elevation.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Lounge/Dining Room 4.09m x 3.86m (13' 5" x 12' 8")
- Kitchen 1.98m x 3.28m (6' 6" x 10' 9")
- Bedroom 1. 2.87m x 3.91m (9' 5" x 12' 10")
- Bedroom 2. 1.96m x 3.28m (6' 5" x 10' 9")
- Garage 5.0m x 2.57m (16' 5" x 8' 5")

And there's more...

- Well presented property
- Popular village location
- Peaceful cul-de-sac position