

FOR  
SALE



67 St. Peters Close, Moreton-On-Lugg, Hereford HR4 8DN

£255,000 £255,000 - Freehold

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## PROPERTY SUMMARY

An extended end-terraced house in a popular village location. 3 bedrooms, downstairs shower room and utility, conservatory, good-size garden, garage and parking. Ideal family home.

## POINTS OF INTEREST

- Popular village location
- Extended 3-bedroom end-terraced house
- Lounge, kitchen/diner, conservatory
- Downstairs shower/cloakroom and utility
- Good-size rear garden
- Ideal family home



## ROOM DESCRIPTIONS

### **Canopy porch**

Partially double-glazed entrance door to

### **Reception hall**

Laminate flooring, carpeted staircase to first floor, central heating thermostat, door to

### **Lounge**

Laminate flooring, double radiator, window to front, wall-mounted electric fire, understairs store cupboard, coved ceiling, wall and centre lights, decorative wall, door to

### **Kitchen/dining room**

The kitchen area has a 1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, ample high-gloss worksurfaces with splashbacks, tiled floor, built-in single oven, 4-ring hob with glass splashback and cooker hood over, wine rack, recessed spotlighting and built-in dishwasher. The dining area has fitted carpet, double radiator, recessed spotlighting and open-plan access to the

### **Conservatory**

Of brick and uPVC construction with fitted carpet, double radiator, Venetian blinds, double patio doors to rear garden, side door to the

### **Utility room**

Worksurface with space and plumbing below for washing machine and tumble drier, tiled floor, Velux rooflight, wall mounted gas central heating boiler, door to rear garden, door to

### **Shower/cloakroom**

Low flush WC, wash hand basin with tiled splashback and mirror-fronted bathroom cabinet above, corner shower cubicle, Velux rooflight, radiator, tiled floor, further storage space.

### **First floor Landing**

Fitted carpet, access hatch to loft space, built-in airing/store cupboard with shelving.

### **Bedroom 1**

Fitted carpet, radiator, window to front with Venetian blind, space for wardrobes.

### **Bedroom 2**

Fitted carpet, radiator, window to rear with vertical blinds, space for wardrobes.

### **Bedroom 3**

Fitted carpet, radiator, window to front with vertical blinds.

### **Bathroom**

Suite comprising panelled bath with shower unit over and tiled surround, pedestal wash hand basin and low flush WC, window, vinyl flooring, tiled wall surrounds, wall mirror.

### **Outside**

The front garden has been laid to chippings to provide extra parking with a useful side store room. A communal driveway to the side leads up to the Single Garage with up-and-over door and ample storage space, and useful side gate to the rear garden. To the immediate rear of the property is an attractive landscaped area laid to scalplings and patio, providing a perfect entertaining space, with brick retaining wall. Steps lead up to the main side and rear garden which is mainly laid to lawn and enclosed by hedging, walling and fencing to maintain privacy. Garden tap. The garden offers an ideal sun-trap.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		