

FOR
SALE



80 St Peters Close, Moreton-on-Lugg, Hereford HR4 8DN

£215,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a 3 bedroom terrace house offering ideal first time buyer accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, a single garage and driveway, private rear garden with views across the surrounding countryside and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- 3 bedroom mid-terraced house
- Single garage & ample driveway parking
- Private rear garden with countryside views
- Ideal for first time buyers
- No onward chain



ROOM DESCRIPTIONS

Reception Hall

With radiator, coat hooks, stairs to the first floor and sliding door to the

Kitchen

With a range of wall and base cupboards, ample work surfaces with splash backs, radiator, single drainer sink unit, double glazed window to the front, space for appliances, built in oven and hob.

Living Room

With 2 radiators, fitted carpet, double glazed window and door to the rear garden

First Floor Landing

With access hatch to the loft space and doors to

Bedroom 1

With radiator, ample space for bedroom furniture and a double glazed window to the rear with a fine outlook.

Bedroom 2

With radiator, double glazed window to the front aspect, a built in store/airing cupboard with shelving and also housing the central heating boiler.

Bedroom 3

With radiator and a double glazed window to the rear having a fine outlook.

Bathroom

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

Outside

To the immediate rear of the property there is a paved patio area which leads onto the remainder of the good sized garden which is laid to lawn and enclosed by fencing and enjoys fine views across the surrounding countryside. There is also a useful timber garden store.

To the front there is a lawned garden with a paved pathway leading to the front entrance door and a concrete driveway providing off road parking facilities which then leads up to the

Garage

With up and over door, power and light points and has the potential to be converted subject to the necessary consent.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,889 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford on the A49 Leominster Road, turn right into Moreton-on Lugg village and after a short distance take the left turn into St Peter's Close.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

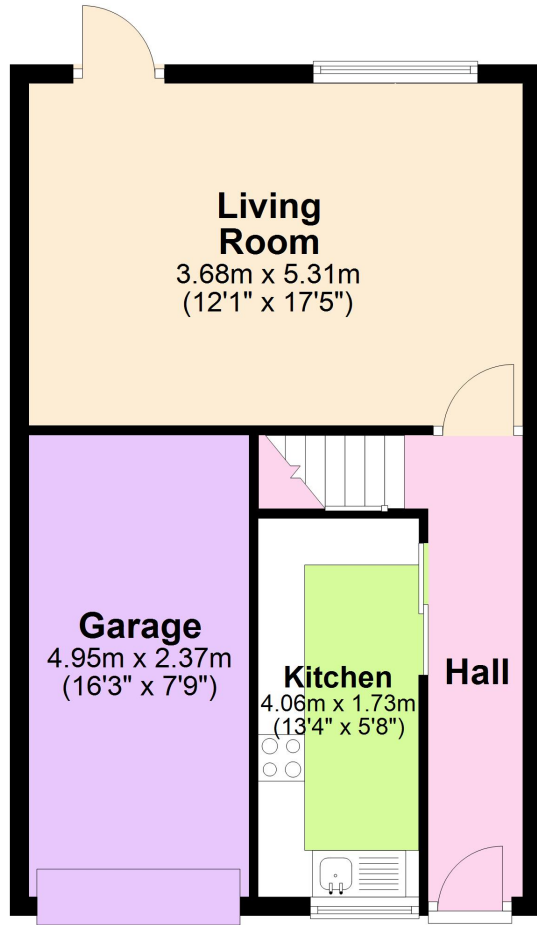
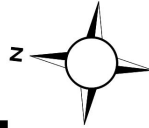
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

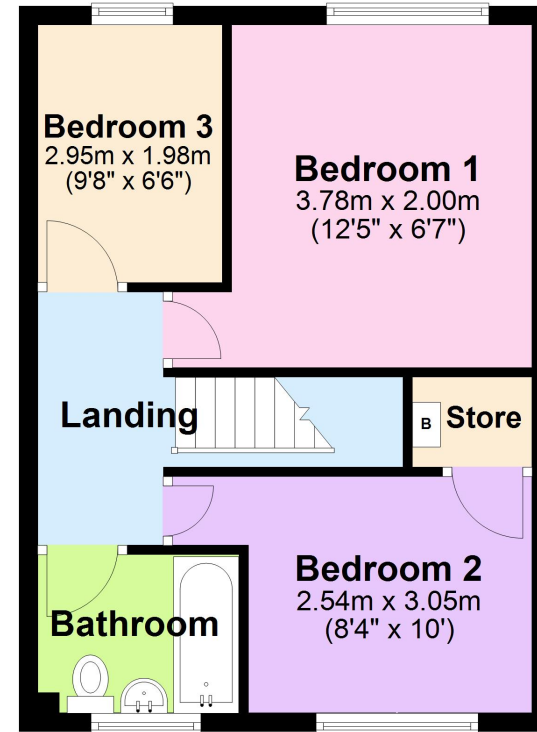
Ground Floor

Main area: approx. 33.9 sq. metres (365.1 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Main area: Approx. 73.8 sq. metres (794.3 sq. feet)

Plus garages, approx. 11.7 sq. metres (126.1 sq. feet)

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			