

FOR
SALE



46 St Peters Close, Moreton-on-Lugg, Hereford HR4 8DL



£244,500 - Freehold

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

PROPERTY SUMMARY

This lovely mid terraced house is pleasantly located overlooking a small green on a popular development within the village of Moreton on Lugg, just 4 miles north of the Cathedral City of Hereford. Within the village, there is a shop, Church, fish and chip shop, and bus service.

Constructed in the 1980s, the property has double glazing and electric heating, and is ideal for family or retirement purposes, having a small, enclosed, garden, off road parking and a garage.

POINTS OF INTEREST

- *Popular village development*
- *Mid terraced house*
- *Three bedrooms*
- *Conservatory*
- *Double glazing*
- *Garden*
- *Garage & parking*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance Porch

With hardwood flooring, door to

Entrance Hall

Electric storage heater, laminate flooring and door into

Lounge

Storage heater, window to the front, storage unit with shelving and understairs store cupboard.

Dining area

With storage heater and doorway to

Kitchen

Fitted with a range of Shaker-style base and wall mounted units, worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine, built in electric oven, 4-ring electric hob and extractor hood, window to the rear and patio doors leading to

Conservatory

Approached via patio doors leading from the dining area, with hardwood floor and doors to the rear garden.

First floor landing

Airing cupboard with hot water cylinder, electric immersion heater.

Bedroom 1

Storage heater and window to the front.

Bedroom 2

Storage heater and window to the rear.

Bedroom 3

Currently used as a study with 2 built in storage cupboards.

Shower room

With tiled shower cubicle with glass screen, and electric fitment, wash hand basin with cupboard under, WC, electric heated towel rail, window to rear.

Outside

To the front of the property, there is an attractive garden designed for ease of maintenance, with block paved pathway to the front door, enclosed by fencing and hedging. The private rear garden is enclosed by fencing and a boundary wall, with block paved patio/seating area and several fruit trees.

There is a separate parking space in front of the Garage which has an electric up and over door, light, power and door to the rear garden

Services

Mains electricity, water and drainage. It is understood that mains gas is available in St Peters Close.

Outgoings

Council tax band B, payable 2024/25 £1798.64. Water and drainage rates are payable.

Viewings

Strictly by appointment through the Agent, Flint and Cook, 01432 355 455.

Directions

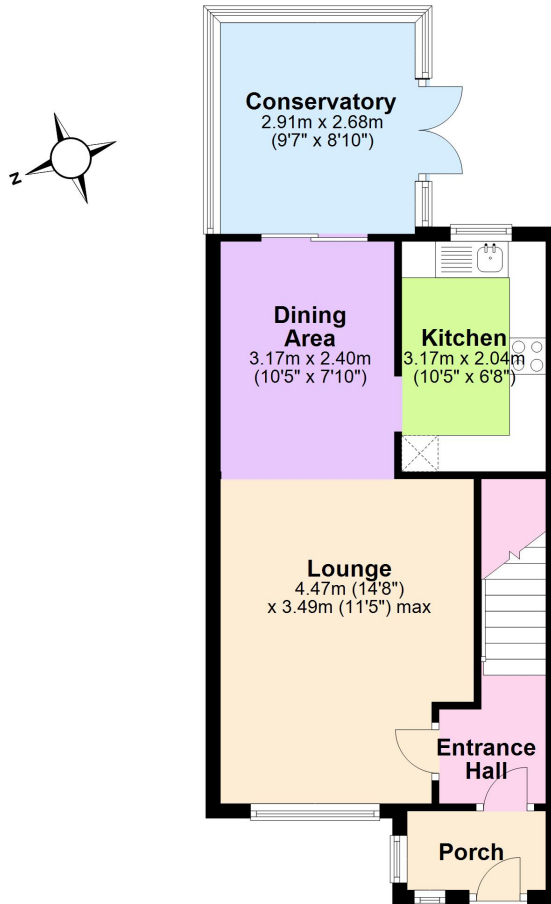
From Hereford, proceed north on the A49 towards Leominster, into Moreton on Lugg, and then turn right to the village centre, proceed past the shop and then turn left into St Peters Close, follow the road and the property is located on the right hand side, overlooking the small green.

Money laundering regulations

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

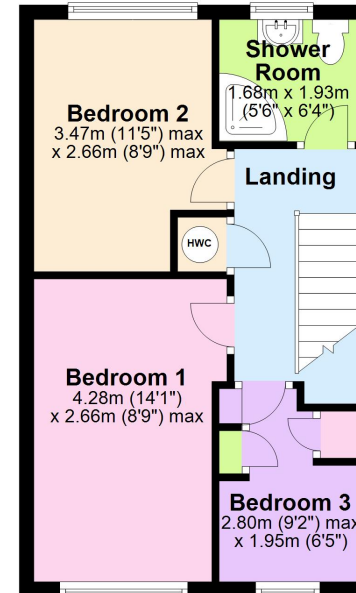
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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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	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			