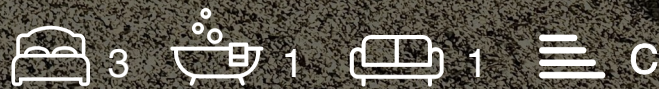




32 St. Peters Close, Moreton-On-Lugg, Hereford, HR4 8DL

Asking Price £230,000



**32 St. Peters Close, Moreton-On-Lugg,
Hereford, HR4 8DL**

Trivett Hicks is pleased to offer this excellent, well presented three bedroom house with garage. The property is situated in the popular village of Moreton-on-Lugg. Moreton-on-Lugg is to the north of Hereford, which benefits from local amenities including Post Office/Store, Fish & Chip Shop and Village Hall.

The property offers entrance hall, fitted kitchen, living room/diner with wood burning stove and garage to the ground floor. To the first floor three bedrooms and a family bathroom with electric shower.

The house benefits from double glazing, gardens, off road parking to the front for at least two cars which leads to the garage. To the rear of the property landscaped gardens with glorious views over open countryside.

FULL DETAILS

ENTRANCE HALL

Radiator, doors to, fitted kitchen, garage and living room/diner.

FITTED KITCHEN 10'5" x 8'2" (3.17m x 2.48m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, tiled splashbacks, plumbing and space for automatic washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, double glazed window to the front aspect, laminate flooring, power points and ceiling spotlights.

LIVING ROOM/DINER 12'0" x 16'4" (3.66m x 4.99m)

Double glazed window to the rear aspect, double radiator, power points, wood burning stove with wooden feature mantle over, double glazed double sliding doors to the rear garden.

FROM ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR

LANDING

Access to loft space, door to:

MASTER BEDROOM 12'5" x 12'10" (3.79m x 3.92m)

Double glazed window to the rear aspect with views of open countryside, radiator and power points.

BEDROOM TWO 8'6" x 9'2" (2.59m x 2.79m)

Double glazed window to the front aspect, power points, radiator, wardrobe over the stairs, door to:





BEDROOM THREE 9'7" x 6'6" (2.91m x 1.98m)
Double glazed window to the rear aspect with views over open countryside, radiator and power points.

BATHROOM

Fitted with three piece suite comprising panelled bath with fitted Triton electric shower over, wash hand basin fitted in vanity unit with cupboards under, low-level WC, heated towel rail, obscure double glazed window to the front aspect and ceramic tiled flooring.

FROM ENTRANCE HALL DOOR TO

GARAGE 17'10" x 7'8" (5.44m x 2.34m)

Double doors to the front and having power points and lighting.

OUTSIDE

The property is approached by gravelled driveway providing off road parking for at least two cars, which leads to the garage. Gated pathway to the side leads to the rear landscaped garden. The garden has been tastefully done, having Indian style patio giving an ideal seating area. From here steps lead down to further garden area, comprising of easy maintenance astro style lawn and decked area, all being enclosed by wooden panelled fencing.

DIRECTIONS

Leave Hereford on the Holmer Road, go straight over at the roundabout adjacent to The Starting Gate public house on the A49. Follow the A49 for approximately 3 miles and turn right into Moreton-on-Lugg village. Take the third turning on the left into St Peters Close and the property is a short distance along on the right hand side.

COUNCIL TAX

Band B £1888.56 2025 - 2026 (A reduction may be applicable for single occupancy).

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

TO VIEW

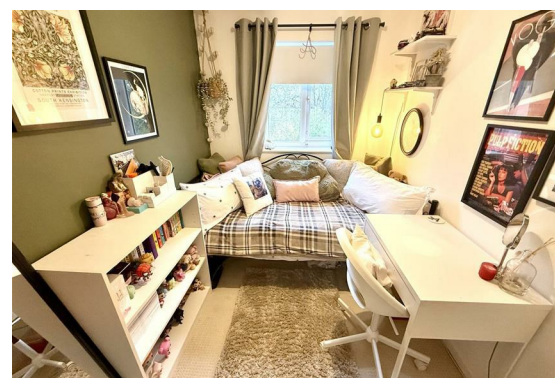
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



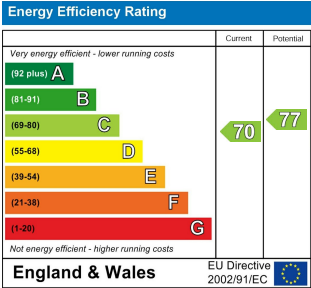
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett
TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY