



4, St Andrews Close, Moreton-On-Lugg, HR4 8DD  
Price £375,000

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# 4 St Andrews Close Moreton-On-Lugg

COBB AMOS are pleased to offer this detached family home located within a cul-de-sac in this popular village location just 4 miles North of Hereford City centre.

This extended 1960s built property offers large gardens to the rear and views from the upstairs windows of an open rural aspect. There is a light, spacious feel to the accommodation which has been reconfigured over recent years to offer even more useable space. The property has no onward chain.

- Detached family home
- Large rear garden
- Three bedrooms & family bathroom
- Living room & dining room
- Utility & downstairs WC
- Study/Playroom/downstairs bedroom
- Village cul-de-sac location
- No onward chain

## Material Information

**Price** £375,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

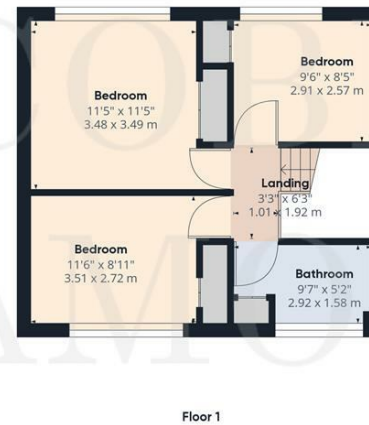
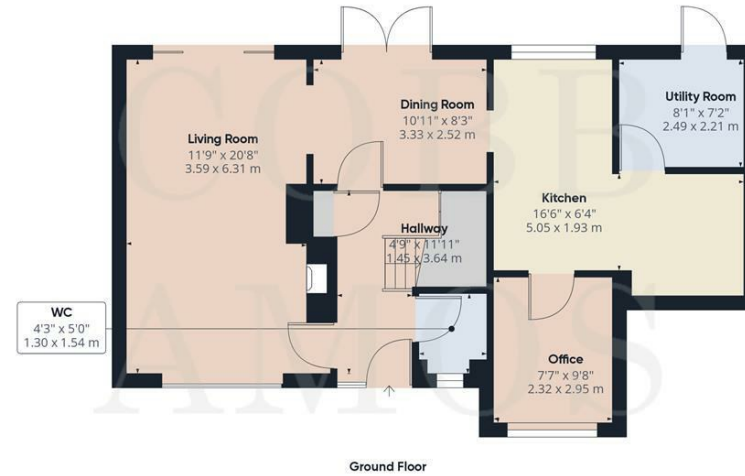
**Council Tax:** D

**EPC:** C (69)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



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Approximate total area<sup>(1)</sup>  
1229.72 ft<sup>2</sup>  
114.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

The well presented accommodation is accessed via the entrance hall which has a downstairs WC, stairs leading up to the bedrooms and doors leading off to the living room which has been opened up to one large room. This then leads on to separate dining room which has French doors to the rear garden and a doorway through to the updated kitchen. There is a door to the study/playroom/extra bedroom and a further door to the utility room which also leads to the rear garden. To the first floor are three bedrooms, two of which are double, and the family bathroom.

## Property Description

The living room has been opened up from what was previously two separate rooms and now benefits from a front facing window and sliding patio doors to the rear allowing a lot of light in, added to further by the separate dining room which also has French doors to the rear garden. The updated kitchen which includes a range of wall and base units, space for fridge/freezer, induction hob, double electric oven and a large roof light, a door leads to a large utility room and access to the rear garden, the second door off is to a versatile room currently used as an office but could easily be re-purposed as a playroom, hobby room or additional downstairs bedroom. There is also the benefit of downstairs WC

On the first floor to the rear are one double and the single bedrooms which overlook the large rear garden and have far reaching rural views, at the front is a further double bedroom from which rooftops and church spire in the village can be seen and has the added benefit of no other property being directly opposite.

## Garden & Parking

The driveway is large enough to park several cars and leads to the garage accessed via an up and over door, the garage has been extended into from the rear and as such is reduced in size but still provides useful storage space. The front garden is mainly laid to lawn with some mature bushes interspersed.

At the rear is the fantastic larger than average garden which has a patio area and then is mainly lawned with mature borders containing plants, shrubs and trees and fencing either side leading up to a play area and wooden built shed to the far end.

## Location

This property is situated within the popular village of Moreton on Lugg, 4 miles North of Hereford city centre. Local amenities include primary school, village shop, post office, fish and chip shop and bus service. Marden and Wellington villages are nearby and both have a further range of amenities including a doctors surgery. The property falls in the catchment area for Aylestone High School and there are school bus services to Wellington and Aylestone schools

## Services

All mains services are connected to the property

Herefordshire Council Tax Band D

Tenure - Freehold

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Proceed north on the A49 to Leominster and after approximately two miles turn right into the village of Moreton-On-Lugg. St Andrews Close is the first turning on the left and the property is found immediately on the left hand side.





