





46 ST PETERS CLOSE
MORETON-ON-LUGG, HEREFORD HR4 8DL

£239,500 FREEHOLD

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.



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Double glazing
 Mid terraced

house • Conservatory • Popular village

development • Garden • Garage &

parking • Three bedrooms • Viewing advised





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.

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.

Viewings

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

Money laundering regulations

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

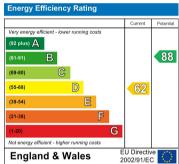
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EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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