



80 ST PETERS CLOSE

MORETON-ON-LUGG, HEREFORD HR4 8DN

£215,000
FREEHOLD

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.



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



Full Description

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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.

Outgoings

Council tax band B - £1,889 payable for 2025/2026 Water and drainage rates are payable.

Services

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

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

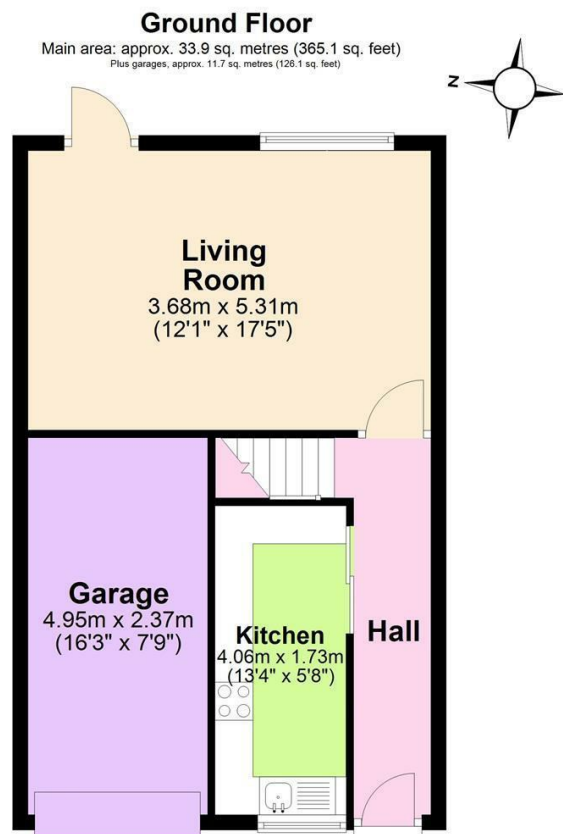
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Main area: Approx. 73.8 sq. metres (794.3 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.1 sq. feet)

EPC Rating: C Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

