



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



**Sunderlands**  
Residential Rural Commercial





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

**Summary of Features**

- Staggered terraced house
- Cul-de-sac position
- Gas central heating and double glazed
- Integral garage and gardens
- No onward chain.

**Asking Price £199,995**

A staggered terraced 1970's house set in a cul-de-sac position in the village of Moreton-on-Lugg just four miles north of Hereford. The property is double glazed and gas central heated but requires some modernisation but offers three bedrooms, living room and kitchen. There is parking and integral garage as well as gardens to the front and principally to the rear which are pleasantly private.

**Situation**

Moreton-on-Lugg lies approximately four miles north of Hereford city centre being on a good bus route between Hereford and Leominster and has basic facilities including village shop, chip shop, church. Main facilities would be in Hereford.

**Accommodation**

In more detail as follows:

**Double Glazed Front Door**

Leads to -

**Kitchen**

Having a range of base and eye level units, work surface area, stainless steel sink and drainer sink unit, cooker space, plumbing space for washing machine, fitted cupboard, radiator and double glazed window.

**Inner Hallway**

With stairs up to First Floor, radiator and door through to -

**Living Room**

Having Mockstone fireplace with raised stone displayed plinth, double glazed window and double glazed door to outside and radiator.

Stairs lead from the inner hallway to -

**First Floor**

**Landing**

Having loft access and doors off to -

**Bedroom One**

With double glazed window to rear and radiator.

**Bedroom Two**

Having radiator, double glazed window to front, cupboard housing gas central heating boiler.

**Bedroom Three**

Double glazed window and radiator.

**Bathroom**

Comprising bath with shower over, pedestal wash basin, WC low flush suite, double glazed window and radiator.

**Outside**

Off the cul-de-sac, a shared private road leads to the terrace of properties including 39 St Peters Close. A private driveway provides parking and access to the garage. Integral garage having up and over door, power and light. There is also an area of lawn to the front whilst the principal area of gardens to the rear is enclosed with panelled fencing and laid to lawn with rear gate leading to a small green area as part of the estate.

**Services**

Mains gas, electric, water and drainage connected to the property.

**Tenure**

Freehold.





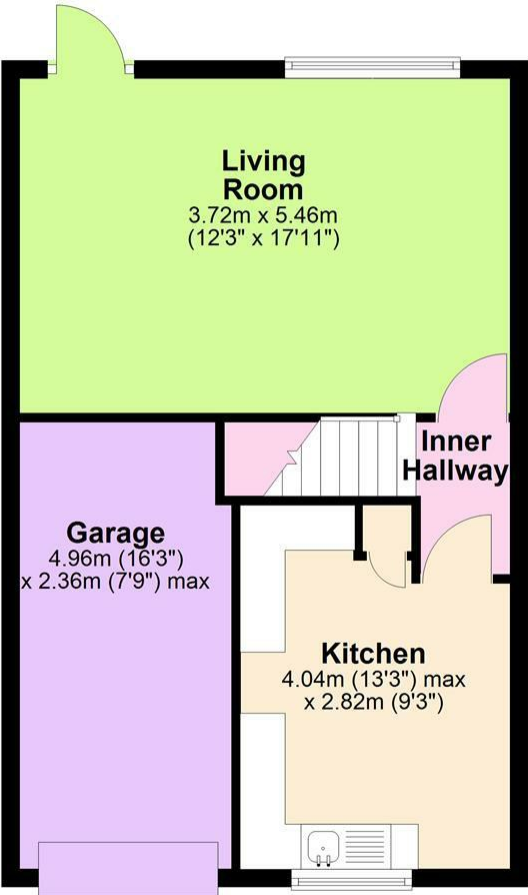




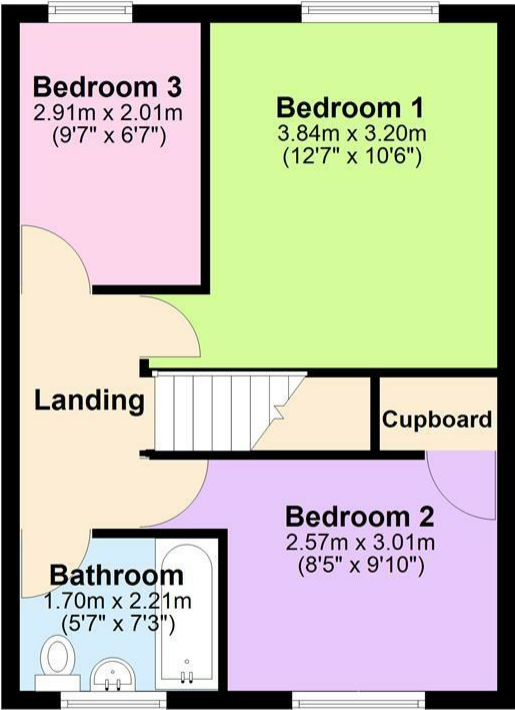
Directions

Leave Hereford north on the A49 and after a couple of miles, take the right turning to Moreton-on-Lugg village. Proceed into the village passing the village shop on the right hand side and take the left turn into St Peters Close. Follow the road around taking the left turn into a small cul-de-sac where the terrace property will be seen on the left as denoted by the Agents For Sale sign.

Ground Floor



First Floor



Total area: approx. 86.8 sq. metres (934.8 sq. feet)

Sunderlands

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Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 78        |
| (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 |           |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.