



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.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

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.





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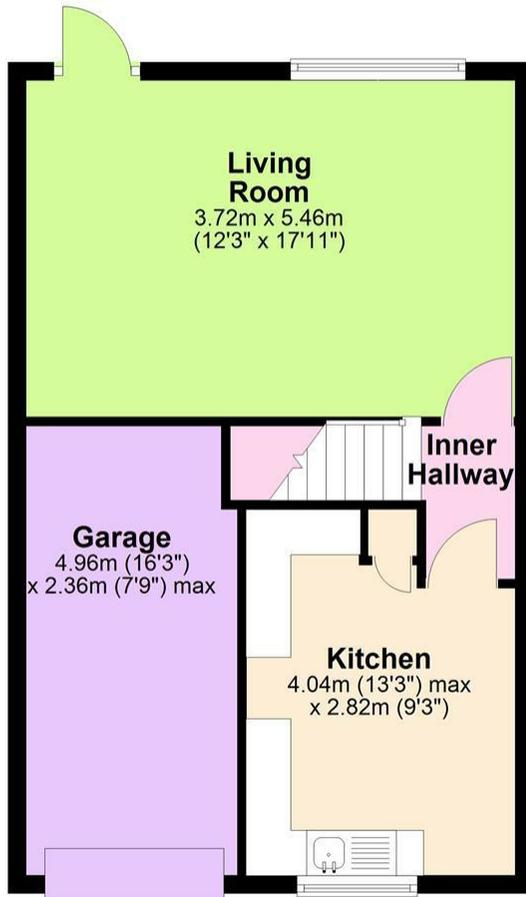
Hereford Branch

Offa House, St Peters Square,
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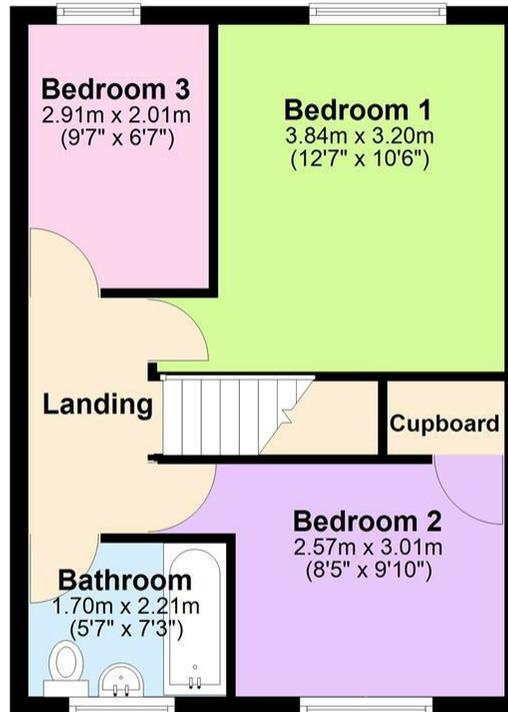
Hay-on-Wye Branch

3 Pavement House, The
Pavement,
Hay on Wye, Herefordshire HR3
5BU
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Email: hay@sunderlands.co.uk

Ground Floor



First Floor



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



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.