



16 ORCHARD CLOSE

MORETON-ON-LUGG, HEREFORD HR4 8DG

£255,000
FREEHOLD

Situated in the heart of this popular village location, a deceptively spacious 3 bedroom detached property offered for sale with no onward chain. Although in need of some modernization and refurbishment, the property offers flexible living accommodation, has a wealth of potential and we recommend an internal inspection.



16 ORCHARD CLOSE

- Popular village location • Deceptively spacious
- 3 Bedroom detached property • 2 Reception Rooms, Kitchen, Downstairs Bathroom and Utility • Requires some modernisation and refurbishment • Ideal for family or retirement • No onward chain



In more detail the accommodation comprises, UPVC entrance door to

Spacious Reception Hall

With partially tiled and partially carpeted floor, double radiator with display shelf over, stairs to the first floor, central heating thermostat, under stairs storage cupboard and door to

Lounge

With fitted carpet, double glazed windows to the front and side aspect, feature fireplace with hearth, display mantel and wood burning stove, double radiator, dado rail and glazed panel double doors to

Dining Room

With fitted carpet, radiator, double glazed window to the rear, display shelving and access to

Kitchen

With 1½ bowl sink unit with mixer tap over, wall and base cupboards, solid wood work surfaces, tiled floor, double glazed window and door to the rear, Rangemaster gas cooker, upright fridge freezer, slimline dishwasher and refrigerator (all appliances not tested), high level glass display cabinet, radiator and partially glazed access door from the Reception Hall.

Downstairs Bedroom 3

With exposed floorboards, radiator and double glazed window to the front aspect.

Cloakroom Utility

With work surface, space and plumbing for washing

machine/tumble dryer (to be included within the sale), double radiator, vinyl flooring, double glazed side window, sink unit with cupboard under, low flush WC and pulley style hanging rail.

Downstairs Bathroom

With roll top four foot style bath with handheld shower attachment over, vanity wash hand basin with storage below, corner shower cubicle with glazed sliding door, double glazed window, updated Worcester wall-mounted gas central heating boiler, bidet and double radiator.

First Floor Landing

With fitted carpet, double glazed window to the rear, a substantial walk-in cupboard with additional hatch cupboard, doors then lead to

Bedroom 1

With exposed floorboards, radiator, double glazed window to the front aspect, freestanding wardrobe and eaves store cupboard.

Bedroom 2

With carpet, double radiator, double glazed window to the front aspect and additional double glazed door leading to the roof area which could be used as a balcony subject to the necessary works.

Upstairs Cloakroom

With low flush WC, pedestal wash hand basin and tiled splashback.

Outside

To the rear of the property is an enclosed south facing garden which is a real sun trap with ornamental fish pond and STORE SHED. To the rear of the GARAGE is a door to the useful STORE SHED which is currently set up as a workshop, a further door provides access to the side garden which is again well enclosed with GREENHOUSE, pergola, STORE SHED with power and access gate to the front driveway.

To the front of the property is an enclosed garden with driveway to the side providing off-road parking leading to the GARAGE with double doors, power and light points, rear door to the garden and a roof in need of repair.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. The property also has the benefit of solar panels (Photovoltaics with Feed In Tariff).

Outgoings

Water and drainage rates are payable.

Directions

What3words ///crumbles.niece.peach

Proceed north out of Hereford City on the A49 towards Leominster. Turn right signposted for Moreton-on-Lugg and Number 16 Orchard Close can be found on the right hand side next to the village shop.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

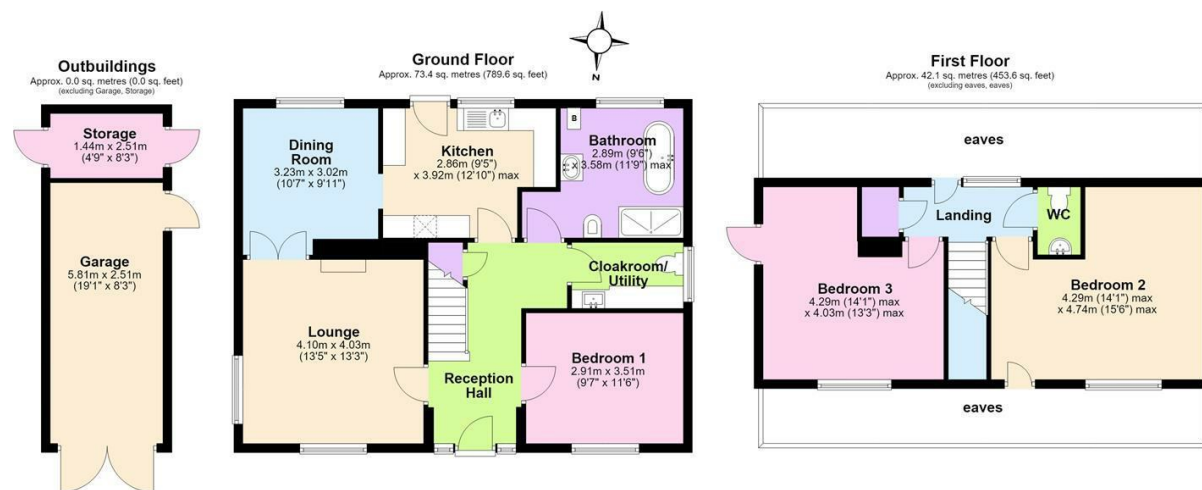
Saturday 9.00 am - 1.00 pm

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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Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

16 Orchard Close, Moreton-on-Lugg, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

EPC Rating: C Herefordshire Council Council Tax Band: D

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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