



29 MOORCROFT LANE

HEREFORD HR1 1FA

£325,000
FREEHOLD

Peacefully situated on the northern outskirts of the city, an impressive 3 bedroom semi-detached house offering ideal family/retirement accommodation. The property has the benefit of gas central heating, double glazing, a main bedroom with an ensuite shower room and Juliette style balcony, easy to maintain gardens, off road parking for 2 vehicles and to fully appreciate this property we strongly recommend an internal inspection.



29 MOORCROFT LANE

- Northern outskirts of the city
- Impressive 3 bedroom modern house
- Master bedroom with ensuite & Juliet balcony
- Off road parking & easy to maintain gardens
- Ideal for family or retirement
- Must be viewed



Canopy Porch

With entrance door through to the

Spacious Reception Hall

With easy to maintain flooring, radiator, carpeted staircase to the first floor, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back and mirror over, coat hooks, radiator, double glazed window with blind and easy to maintain flooring.

Lounge

With fitted carpet, 2 radiators, useful under stairs store cupboard and double glazed double doors to the rear garden.

Kitchen/Dining Room

With 1 1/2 bowl sink unit and mixer tap, a range of wall and base cupboards, ample work surfaces with splash backs, built in oven and 4 ring gas hob with splash back and cooker hood over, built in upright fridge/freezer, built in dishwasher, built in washing machine, feature flooring, space for a dining table, double radiator, recessed spotlighting, double glazed window to the front.

First Floor Landing

With fitted carpet, decorative wall, built in airing cupboard also housing the gas central heating boiler,

access hatch with loft ladder to the partially boarded roof space.

Bedroom 1

An impressive room with fitted carpet, a decorative wall, built in wardrobes with mirrored sliding doors, radiator, central heating thermostat, double glazed double doors opening on to a Juliet balcony with fine views across the surrounding countryside and a door to the

Ensuite Shower Room

With suite comprising a large shower with a glazed folding door, wash hand basin with touch light mirror over, low flush WC, ladder style towel rail/radiator, shaver socket and extractor fan.

Bedroom 2

With fitted carpet, radiator, decorative wall, double glazed window to the front with blind.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook.

Bathroom

With suite comprising a panelled bath with shower attachment over and glazed screen, wash hand basin, low flush WC, ladder style towel rail/radiator, shaver socket, double glazed window with blind, partially tiled wall surround and easy to maintain flooring

Outside

The front garden has been landscaped for easy maintenance with a double length tandem drive to the side providing off road parking for at least 2 vehicles. To the immediate rear there is a good sized decked area which provides a perfect entertaining space, this continues to the bottom of the garden where there is a further sun dial style patio

Property Services

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

Outgoings

Council tax band 'C' - £2,177 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford on the A49 Leominster Road turning right at the Starting Gate roundabout onto Roman Road. At the next set of traffic lights turn left on to Green Wilding Road, continue in to Red Norman Rise following the road round and then turning left into Moorcroft Lane.

Viewing

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

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

29 MOORCROFT LANE



Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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: B **Council Tax Band: C**

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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