



## 13 ST. PETERS CLOSE

MORETON-ON-LUGG, HEREFORD HR4 8DL

£249,750  
FREEHOLD

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, downstairs cloakroom/utility, modern fitted kitchen and bathroom, good-sized extended living room, south facing rear garden, off-road parking and to fully appreciate this property we strongly recommend an internal inspection.



# 13 ST. PETERS CLOSE

- Popular village location
- Deceptively spacious
- 3 bedroom extended semi
- Fitted kitchen, utility & large extended living room
- South facing rear garden
- Off road parking
- Ideal family home



## Side Entrance Door

Through to the

## Reception Hall

With laminate flooring, double radiator, stairs to the first floor, under stairs storage area and door to the

## Downstairs Cloakroom/Utility

With a low flush WC, pedestal wash hand basin, work surfaces, space and plumbing below for a washing machine, useful base cupboard, radiator, vinyl flooring and door to a useful storeroom.

## Kitchen

Fitted with a range of wall and base units, ample work surfaces with splashbacks, butler style sink with mixer tap, space for appliances, vinyl flooring, double glazed window to the front aspect, cooker, built in cooker hood, central spotlighting and a wall mounted gas central heating boiler.

## Extended Living Room

An impressive light and airy room with laminate flooring, 2 radiators, useful store cupboard, double glazed windows to the side and rear, large Velux roof light and double glazed double French doors to the rear patio and garden.

## First Floor Landing

With fitted carpet, access hatched to the loft space and doors to

## Bedroom 1

With fitted carpet, radiator, space for wardrobes,

double glazed window to the rear enjoying a pleasant outlook.

## Bedroom 2

With fitted carpet, radiator, double-glazed window to the front aspect and built in corner wardrobe.

## Bedroom 3

With fitted carpet, radiator and, double-glazed window to the rear.

## Bathroom

Fitted with a suite comprising panel bath with hand grips, panel wall surround and shower unit over, vanity wash hand basin with storage below, low flush WC, double radiator, double glazed window and extractor fan.

## Outside

To the front of the property is a double width driveway providing ample off road parking with a pathway leading to the main entrance door and continuing to provide access to the rear garden. To the immediate rear of the property is a paved patio area with a pergola providing the perfect entertaining space this leads on to remainder of the garden which is laid to lawn, bordered by flowers and shrubs and well enclosed by fencing to maintain privacy and with a useful garden shed.

## Directions

Proceed north out of Hereford on the A49 Leominster Road, turn right signposted for Morton-on-Lugg and after approximately 600 yards, turn left into St Peter's Close.

### **Property Service**

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

### **Outgoings**

Water and drainage rates are payable.

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **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

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

### **Residential lettings & property management**


We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## **13 ST. PETERS CLOSE**





**EPC Rating: Hereford Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

