



74 ST PETERS CLOSE
MORETON-ON-LUGG, HEREFORD HR4 8DN

£225,000
FREEHOLD

Situated in a popular village location, an immaculately presented and modernised two bedroom semi detached bungalow offering ideal first time buyer/ retirement accommodation. The property benefits from a good sized rear garden with fantastic views, a large driveway, single garage and has been modernised throughout. A viewing is highly recommended.



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- Popular village location
- Garage, driveway and good sized rear garden
- Two bedrooms
- Immaculately presented throughout
- Semi detached bungalow
- Ideal for a first time buyer or for retirement



Ground Floor

With entrance door leading into the

Entrance Hallway

A beautifully inviting entrance space with part panelled walls, wood effect flooring, recess spotlights, radiator, smoke alarm, central heating thermostat, airing cupboard housing the gas central heating boiler and doors to

Living Room

A light and airy space with double glazed door and large window to the rear aspect, wood effect flooring, radiator, recess spotlights and feature media wall.

Kitchen

A modern fitted kitchen comprising matching wall and base units with wood effect work surfaces over, sink and drainer unit, freestanding electric cooker with tiled splash backs, under counter space for washing machine and fridge with extra space for a freezer, tumble dryer or a breakfast bar, ceiling light point and double glazed window to the front aspect.

Bedroom One

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect and double fitted wardrobes.

Bedroom Two

With fitted carpet, ceiling light point, dado rail, radiator and double glazed window to the front aspect.

Bathroom

A modern three piece white suite comprising panelled bath with tiled surround and mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail, vinyl flooring, ceiling light point and double glazed window.

Outside

To the front there is a good sized concrete driveway providing off road parking for several cars with an area of lawn, the driveway leads to the single garage with up and over door to the front and side access gate to the rear garden. The front also benefits from an outside light and outside tap. To the rear there is a good sized paved patio area perfect for entertaining, there is a personal door to the garage with the remainder of the garden laid to lawn and enclosed by fencing with useful wooden storage shed.

Single garage with light, power, up and over door to the front and personal door to the side.

Directions

Proceed north out of Hereford on the A49 Leominster Road, turn right into Moreton-on Lugg village and after a short distance take the left turn into St Peter's Close, follow the road round and the property is situated down on the right hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

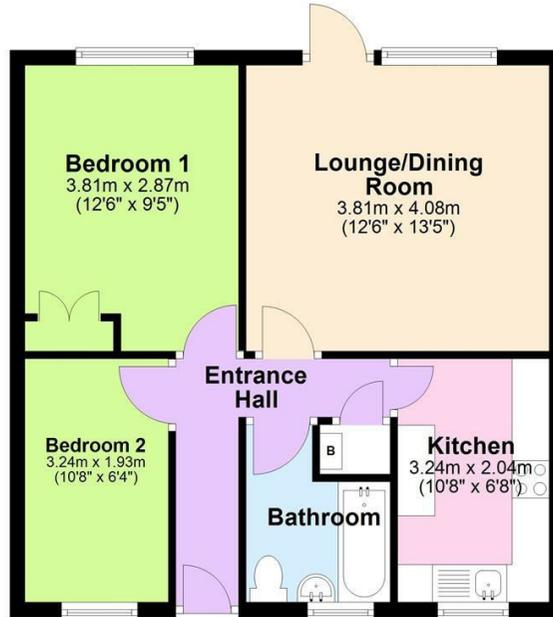
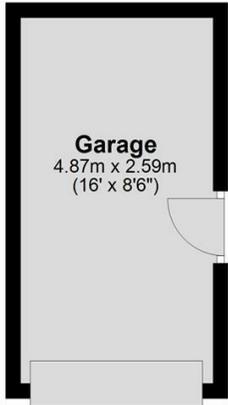
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



Total area: approx. 50.4 sq. metres (543.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

