



**56 ST. ANDREWS CLOSE**  
**MORETON-ON-LUGG, HEREFORD HR4 8DB**

**£310,000**  
**FREEHOLD**

Peacefully situated in this popular village location, a deceptively spacious 3 bedroom detached house, offering ideal family or retirement accommodation. The property, which is offered for sale with no one with chain, has the added benefit of gas central heating (new combi boiler installed March 2025), double glazing, downstairs cloakroom, generously sized living accommodation, a good sized rear garden, ample parking and we certainly recommend an internal inspection.



# 56 ST. ANDREWS CLOSE

- Popular village location
- Spacious 3 bedroom detached house
- 2 reception rooms, kitchen & downstairs WC
- Good sized rear garden
- Ideal for family or retirement
- No onward chain



## Entrance Porch

With tiled floor, double glazed windows, storage space, electric lights and partially glazed panelled door to the

## Spacious Reception Hall

With fitted carpet, double radiator with display shelf over, coved ceiling, coat hooks, central heating thermostat, turning carpeted staircase to the first floor, understairs store cupboard, further store cupboard with shelving, door to the kitchen and door to the

## Downstairs Cloakroom

With low flush WC, corner wash hand basin with wall mirror above, radiator, coat hooks, shelving and double glazed window.

## Lounge

With fitted carpet, double radiator, coved ceiling, double glazed window to the front aspect with vertical blinds, fire surround with hearth display mantle and gas coal effect living flame fire and double sliding doors to the

## Dining Room

With fitted carpet, double radiator, double glazed window to the rear with vertical blinds, a range of shelving, coved ceiling and sliding glazed panel door to the

## Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with splashbacks, single drainer sink unit, double glazed window with blind overlooking the rear

garden, display shelving, space for appliances, access to the reception hall, partially glazed panelled door to the rear porch with door to the garden, internal door to the carport and internal door to the garage.

## First Floor Landing

With fitted carpet, double glazed side window, access hatch to loft space and door to

## Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window to the rear with vertical blinds, overbed pull light switch and built-in wardrobe.

## Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, built-in wardrobe, over bed pull light switch.

## Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with vertical blinds, coved ceiling and built-in wardrobe.

## Bathroom

With a white suite comprising bath with hand grips and shower units over with glazed screen and panelled walls, low flush WC with mirror over, pedestal wash hand basin, built-in airing cover with shelving, radiator, double glazed window with blind, coved ceiling.

## Outside

To the front of the property there is a lawned garden bordered by flowers and shrubs with a driveway to the

side providing ample parking facilities leading up to the garage and car-port with access to the garden.

### Garage

Of an excellent size with up and over door, power and light points, ample storage space, glazed window to the rear, wall-mounted Worcester gas central heating boiler (installed March 2025) and internal door to the rear porch.

### Rear Garden

One of the main features of the property is the good sized rear garden - perfect for a family. With a large paved area with central fish pond it provides the perfect entertaining space, the remainder of the garden is laid to lawn, bordered by flowers and shrubs and all well enclosed by hedging and fencing. There is also an outside tap, lighting, greenhouse and garden shed.

### Property Services

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

### Outgoings

Council tax band 'D' - £2,428 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford City on the A49 Leominster Road, turn right sign posted for Morton-on-Lugg and then first left into St Andrews Close.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Viewing

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

### Tenure & Possession

Freehold - vacant possession on completion.

### Money Laundering Regulations

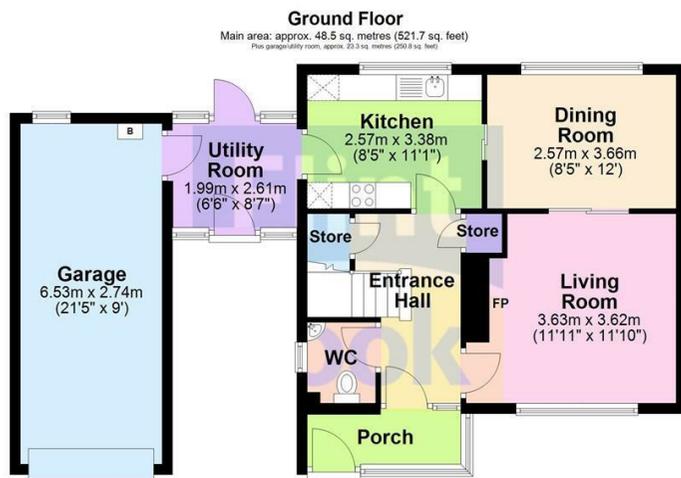
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### 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.

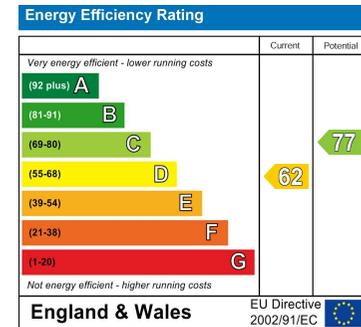
## 56 ST. ANDREWS CLOSE





Main area: Approx. 93.4 sq. metres (1005.3 sq. feet)  
Plus garage/utility room, approx. 23.3 sq. metres (250.8 sq. feet)

**EPC Rating: D**    **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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

