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### **129 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DW**

*'Conveniently located just to the north of Hereford, in a village which offers a range of amenities, a three bedroom established semi detached home which is centrally heated and double glazed. There is a driveway to a shortened garage and an enclosed garden to the rear'*

**£240,000 (Freehold)**

## 129 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DW

### LOCATION

St Peters Close is an established residential cul-de-sac located in the village of Moreton-On-Lugg. The village offers a range of amenities including a church and general store, neighbouring villages offer a further range of amenities including primary schools and the village is set just three miles north of the outskirts of the City of Hereford. Hereford itself as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

129 St Peters Close is an established semi detached home which is centrally heated and double glazed. The utility area has been created by the shortening of the garage, there is a private garden at the rear and the property in more detail comprises:

#### ON THE GROUND FLOOR:

##### Reception Hall

Approached through a double glazed door with adjacent double glazed window, wall mounted thermostat, radiator, stairway off, door to utility area, door to kitchen and door to:

##### The Living Room

5.03m (16'6) x 3.66m (12')

With a double glazed casement door to the rear, double glazed window to the rear, coved ceiling, radiator and with a timber fire surround with marble hearth and fitted gas fire.



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### Kitchen/Breakfast Room

3.2m (10'6) x 2.49m (8'2)

With a double glazed window to the front and with modern wood grain effect fronted base cupboard units with working surface over, brick effect tiled surrounds and matching eye level cabinets. Single drainer stainless steel sink unit with drainer and mixer tap, recess for dishwasher and built-in oven with four ring hob over and cooker hood above. Radiator and tiled floor.



### The Utility Room

2.44m (8'0) x 2.36m (7'9)

With plumbing for washing machine and double eye level cabinet together with working surface.

### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space and doors to:

#### Bedroom 1

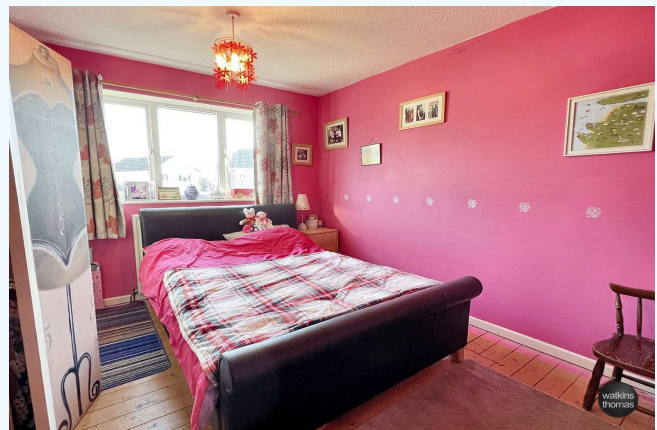
3.78m (12'5) x 2.95m (9'8) (plus door recess)

With a double glazed window to the front. Radiator and exposed floor boards.

#### Bedroom 2

2.79m (9'2) x 2.64m (8'8) (plus door recess)

With a double glazed window to the front, radiator and door to boiler cupboard with a wall mounted gas fired combination boiler which provides central heating and domestic hot water.



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## Bedroom 3

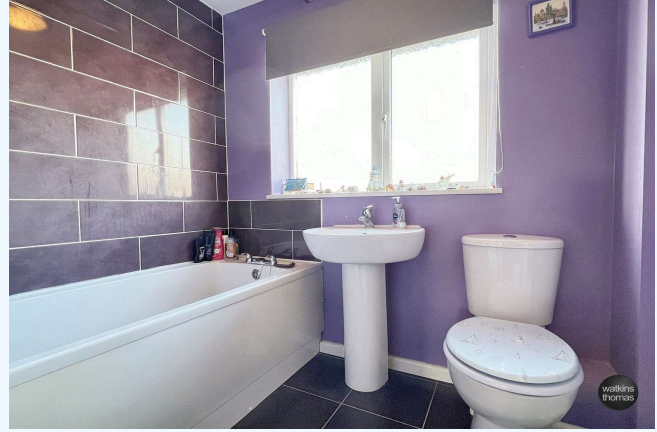
2.9m (9'6) x 1.98m (6'6)

With a double glazed window to the rear and radiator.

## Bathroom

2.13m (7'0) x 1.68m (5'6)

With a modern white suite comprising bath with mixer tap and electric shower over, part tiled walls, pedestal wash basin with mixer tap and low level wc. Double glazed window, tiled floor and radiator.



## OUTSIDE:

The property has the benefit of a concrete driveway which leads to the SHORTENED GARAGE (approximately 8' x 8') with cold water tap. To the front of the property there is an arc of lawn, with variegated Holly, within a post and rail fence. A pathway runs to the main entrance door.

At the side of the property there is a 'courtyard' part bordered by a high brick wall. The brick wall swings around the rear boundary and meets a timber fence which continues the arc across the rear garden. The rear garden is part lawned and part laid to paving slabs. Within the rear garden there is a pergola and ornamental pond.



## COUNCIL TAX BAND C

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

From central Hereford proceed north on the A49 for a distance of approximately three miles and then turn right into the village of Moreton On Lugg. Continue into the village, pass the shop on the right and then turn left into St Peters Close. Continue along St Peters Close and Number 129 will be identified on the left hand side by the agents for sale board.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

22nd January 2025

ID37515

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

