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11 Cedar Close, Moreton On Lugg, Herefordshire, HR4 8DF

'Situated to the north of Hereford in a village location which offers a range of amenities a three bedroom semi detached home in need of modernisation with electric heating, double glazing and enclosed gardens'

£172,500 (Freehold)

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LOCATION

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

DESCRIPTION

The subject property is a three bedroom semi detached family home in need of modernisation. With electric heating and double glazing the accommodation comprises entrance hall, kitchen, dining room, sitting room, first floor landing with three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With front aspect double glazed window, telephone point, stairs to the first floor, night storage heater and access to the kitchen.

Kitchen

2.92m (9'7") x 2.44m (8') (plus door recess)

With rear aspect double glazed window, stainless steel sink drainer unit with base units under, pantry, side aspect double glazed door and door to the dining room.

Dining Room

3.76m (12'4") x 2.41m (7'11")

With rear aspect double glazed patio door to the conservatory, wall mounted night storage heater and access to the sitting room.



Conservatory

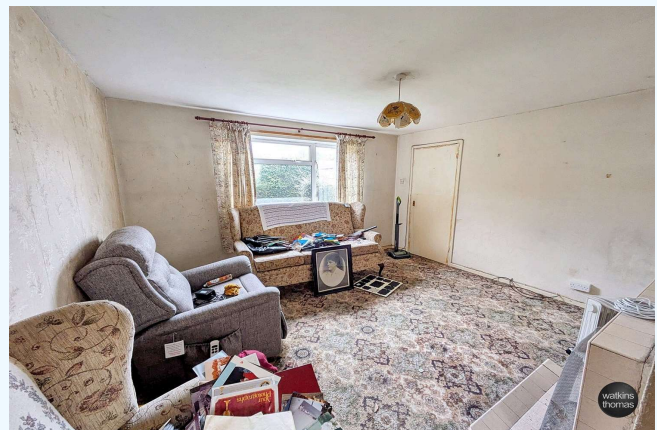
2.46m (8'1") x 1.96m (6'5") (maximum)

With double glazed windows and side aspect double glazed door giving access to the garden.

Sitting Room

3.78m (12'5") x 3.25m (10'8")

With front aspect double glazed window and open fire.



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ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, access hatch to loft space, wall mounted night storage heater and doors to bedrooms and shower room.

Bedroom 1

3.76m (12'4) x 3.23m (10'7)

With front aspect double glazed window.

Bedroom 2

3.76m (12'4) x 2.77m (9'1) (maximum)

With rear aspect double glazed window and exposed floor boards.



Bedroom 3

2.95m (9'8) (maximum) x 2.46m (8'1) (maximum)

L-shaped room with rear aspect double glazed window and exposed floor boards.

Shower Room

1.8m (5'11) x 1.75m (5'9)

With side aspect double glazed window, shower cubicle with glass shower screen, shower boarding, electric shower, high flush wc, wash hand basin and partially tiled wall surround.



OUTSIDE

To the front of the property is a lawn garden with shrub borders and is enclosed by hedging. To the side of the property is a further lawn garden with shrub borders and hedging leading to a storage shed. A side door gives access to the kitchen and a further side door opens to a storage cupboard. To the immediate rear of the property is an outside tap, shrub borders. The garden is enclosed by fencing to provide a degree of privacy.

COUNCIL TAX BAND B

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.

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SERVICES

It is understood that mains electricity, 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.

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 and turn left into Cedar Close. Take the first left hand turning and the property is located on the left hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

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

3rd February 2025

ID39938

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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.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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.

