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68 St. Peters Close, Moreton-On-Lugg, Herefordshire, HR4 8DN

'Set about three miles north of Hereford in an established residential cul-de-sac a bungalow residence which adjoins and overlooks agricultural countryside at the rear'

£220,000 (Freehold)

68 St. Peters Close, Moreton-On-Lugg, Herefordshire, HR4 8DN

LOCATION

Moreton-On-Lugg is a village which is served by a range of amenities located about three miles north of the Cathedral City of Hereford. The village has a church, general store with post office and community hall. Neighbouring villages offer a fuller range of amenities and facilities and Hereford as a whole offers a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

68 St Peters Close occupies an outer position in a row of just three properties and comprises a bungalow residence which is centrally heated and double glazed. The accommodation provided has been enlarged with the creation of an additional room within the former garage area. A store room has been created at first floor level. There is conservatory at the rear together with a pleasant garden and view. The property in more detail comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

3.15m (10'4) x .94m (3'1)

Approached through a double glazed door and with double glazed windows to the front and side. Door with double glazed upper panels to:

The Reception Hall

3.25m (10'8) x 2.92m (9'7) (including stairwell)

With a double glazed window at the front, radiator, door to dining room, door to the main bedroom and with an opening to:



Inner Hall

With door to sitting room, door to kitchen, wall mounted thermostat and doors to the boiler cupboard (with a wall mounted gas fired boiler which provides central heating and domestic hot water) and the bathroom.

Sitting room

4.11m (13'6) x 3.84m (12'7)

With coved ceiling, decorative dado rail, radiator and single glazed casement door with adjacent secondary glazed windows to:



The Conservatory

3.45m (11'4) x 2.21m (7'3)

With double glazed doors opening to the rear and adjacent double glazed windows. The conservatory enjoys an outlook across the rear garden to fields beyond. Radiator.

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The Kitchen

3.28m (10'9) x 2.01m (6'7)

With a double glazed window to the front and fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and a double eye level glass fronted cabinet and further double cupboard. Stainless steel sink unit, recess for cooker, recess with plumbing for washing machine and recess for upright fridge freezer.



The Dining Room/Bedroom 2

4.88m (16'0) x 2.69m (8'10)

With coved ceiling, double glazed window to the front, double glazed door to the rear and with adjacent double glazed window enjoying the outlook across the rear garden. Two radiators. (This area has been created within the former garage structure without local authority approval).

Bedroom 1

3.86m (12'8) x 2.74m (9')

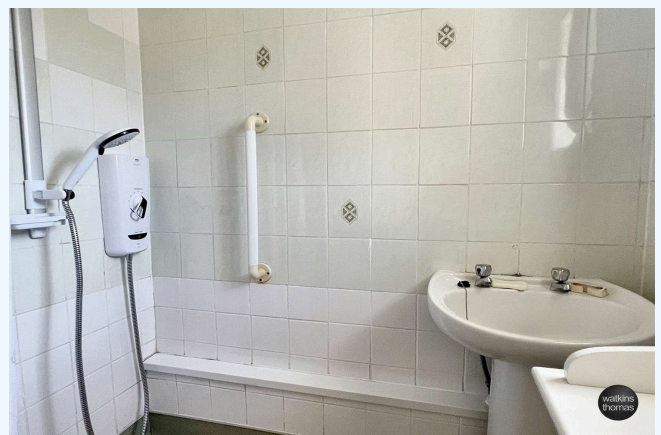
With a double glazed window at the rear enjoying the outlook, two wardrobe cupboards, coved ceiling and radiator.



Wet Room

1.88m (6'2) x 1.65m (5'5) (plus door recess)

With shower proof flooring with well, wall hung electric shower unit, low level wc and pedestal wash basin. Double glazed window, extractor unit and radiator.



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ON THE FIRST FLOOR:

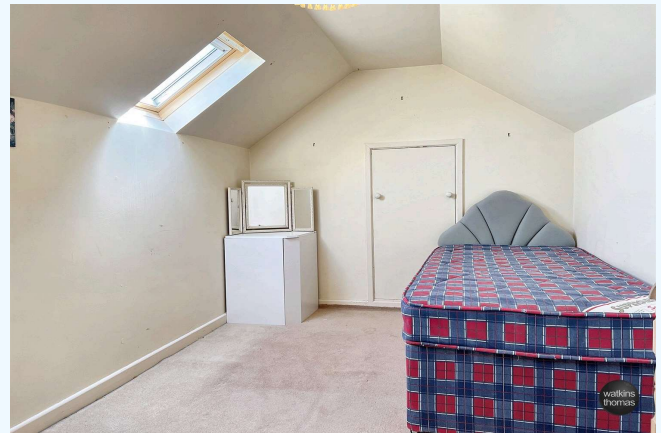
Landing

With door to a hobby room and pair of sliding doors to a store cupboard.

The Attic Room

3.99m (13'1) x 2.39m (7'10) (plus recess)

With two velux roof lights and radiator. Door to further attic area. (No Building Regulations approval was sought for this conversion).



OUTSIDE:

At the front of the property there is a concrete driveway and a front garden area which has been laid to tarmac to provide hardstanding. There is a bed of shrubs.

The rear garden is a particular attribute of this property and it comprises two sun terrace/patio areas with a lawn garden beyond and deep shrub beds and borders. There is a Lilac, further mature tree, a seating area to the end of the garden and a garden store. At the rear of the property a view is enjoyed across an adjacent pasture.



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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.

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.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed north on the A49 and in Moreton On Lugg turn right into the village. Continue through the village, turn left after the shop into St Peters Close, and Number 68 will be identified on the right hand side.

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.

7th May 2025

ID40382

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.

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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.

