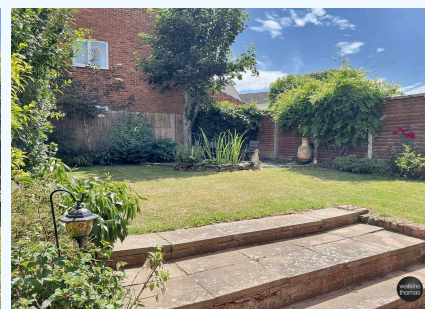




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125 St Peters Close, Moreton On Lugg, Hereford, HR4 8DW

'An immaculately presented, three bedroom semi detached home which is set in a village cul-de-sac about three miles north of the Cathedral City of Hereford'

£250,000 (Freehold)

Residential Sales and Lettings

125 St Peters Close, Moreton On Lugg, Hereford, HR4 8DW

LOCATION

St Peters Close is a residential cul-de-sac located in the village of Moreton On Lugg which is served by a range of amenities including a general store with post office, church and community hall. Neighbouring villages offer further facilities including primary schools and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

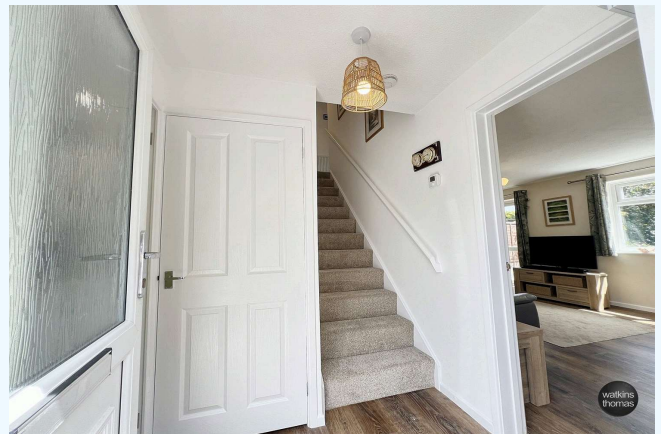
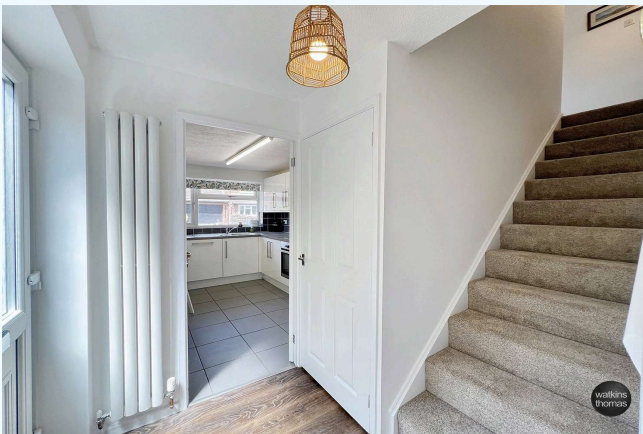
125 St Peters Close is an immaculately presented semi detached home which has recently been re-decorated throughout it has new kitchen and bathroom fittings and newly fitted carpets. The property is centrally heated and double glazed and in more detail it comprises:

ON THE GROUND FLOOR:

Entrance Hall

1.73m (5'8) x 1.22m (4')

With stairway off, wall mounted thermostat, contemporary style radiator, door to under-stair cupboard, wood grain effect flooring and with doors having glazed upper panels to the kitchen/breakfast room.



Sitting Room

5.03m (16'6) x 3.71m (12'2)

With a double glazed window overlooking the rear garden and double glazed casement door overlooking the rear garden, radiator and wood grain effect flooring.



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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 soft close base cupboard and drawer units with working surfaces over, tiled surrounds and eye level cabinets. 1½ bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for washing machine, built-in dishwasher and four ring induction hob with hood over and electric oven. Ceramic floor tiles. Radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft. Radiator and having panel style doors to:

Bedroom 1

3.78m (12'5) x 3m (9'10) (plus door recess)

With a double glazed window to the rear and radiator.



Bedroom 2

2.79m (9'2) x 2.57m (8'5) (plus door recess)

With a double glazed window to the front, radiator and folding door to a boiler cupboard (4' x 2'10) with a wall mounted gas fired boiler providing central heating and domestic hot water.

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Bedroom 3

2.9m (9'6) x 1.96m (6'5)

With a double glazed window to the rear and radiator.



Bathroom

2.13m (7'0) x 1.65m (5'5)

With extensively tiled walls and modern suite comprising bath with shower attachment to taps, pedestal wash basin and low level wc. Ladder type radiator, double glazed window, shaver point and ceramic floor tiles.



OUTSIDE:

The property has the benefit of a concrete driveway which runs to the GARAGE (16'5 x 7'10) with up and over door and having electric light and power point. Adjacent and running off the drive there is a brick paved hard standing area.

The driveway is flanked by a raised heather bed, a pathway runs to the front door and there is a raised stone border behind sleepers. The rear garden is of note and is approached from a side passageway with gate, there is a raised area with garden store and then from a sun terrace, a shallow rise of three steps provide access to a shaped lawn garden area which has deep established borders. To the one corner there is a stone quadrant which is a seating area and a small lily pond.

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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.

VIEWING

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

DIRECTIONAL NOTE

From the outskirts of Hereford proceed north on the A49 and on reaching Moreton On Lugg turn right. Continue into the village and just beyond the shop turn left into St Peters Close, follow through and Number 125 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 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.

8th July 2025

ID40822

125 St Peters Close, Moreton On Lugg, Hereford, HR4 8DW

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		86 B
69-80	C		
55-68	D		
39-54	E	49 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.

