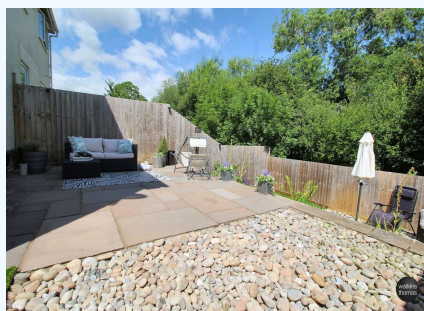
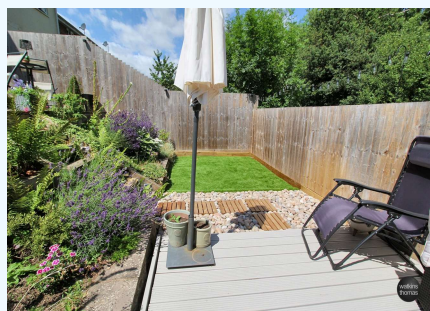




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### **32 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DL**

*'Situated to the north of Hereford City in the popular village location of Moreton On Lugg a well presented, three bedroom, end of terrace family home with gas central heating, double glazing, off road parking, garage and enclosed rear garden'*

**£235,000 (Freehold)**

**Residential Sales and Lettings**



## 32 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DL

### LOCATION

The property is located to the north of Hereford in the popular village of Moreton On Lugg. In the area is a local shop and church 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

The subject property is a well presented three bedroom end of terrace family home with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, sitting room/dining room, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

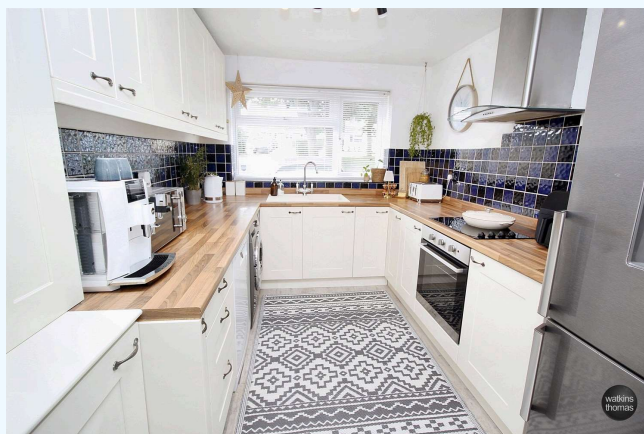
##### Entrance Hall

A side aspect double glazed entrance door leads to the entrance hall with side aspect double glazed window, panelled radiator, laminated flooring, smoke alarm, stairs to the first floor, door to the sitting room/dining area, kitchen and garage.

##### Kitchen

3.18m (10'5) x 2.46m (8'1)

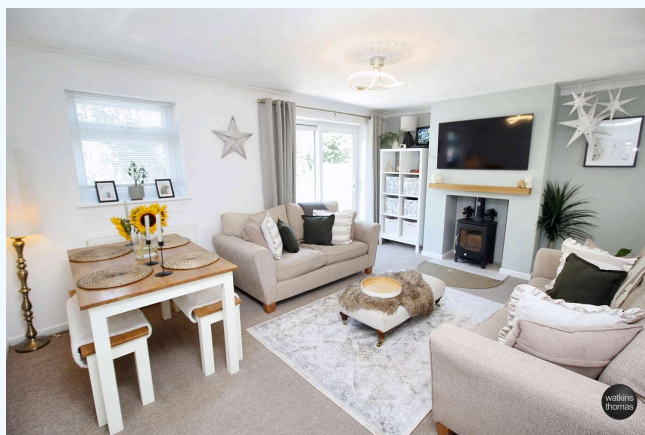
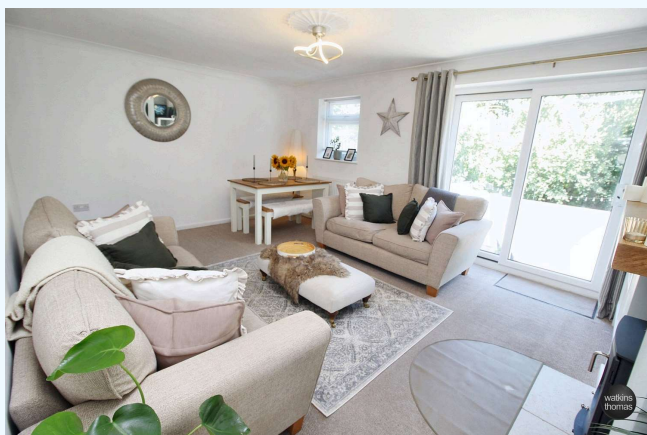
With front aspect double glazed window, a range of units comprising sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for dishwasher, space for upright fridge freezer and wall mounted gas central heating boiler.



##### Sitting Room

4.98m (16'4) x 3.66m (12')

With rear aspect double glazed window, wood burning stove with oak mantle, coved ceiling and double glazed patio door giving access to the rear garden.



#### ON THE FIRST FLOOR:

##### Landing

With access hatch to loft space, smoke alarm, doors to bedrooms and bathroom.

##### Bedroom 1

3.76m (12'4) x 2.92m (9'7) (plus door recess)

With rear aspect double glazed window and panelled radiator.

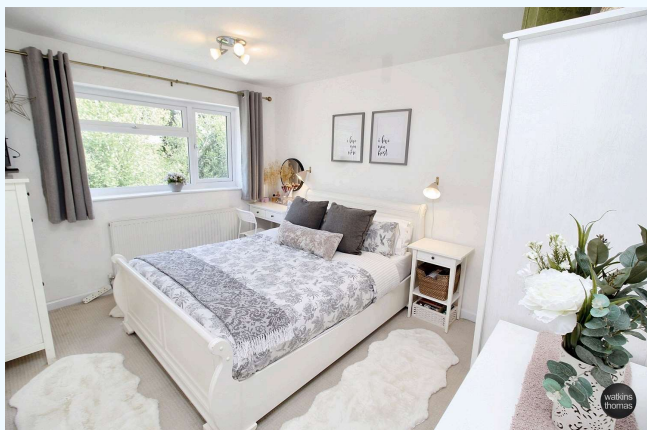


## 32 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DL

### Bedroom 2

2.74m (9'0) (plus door recess) x 2.59m (8'6)

With front aspect double glazed window, panelled radiator and wardrobe area with curtain.



### Bedroom 3

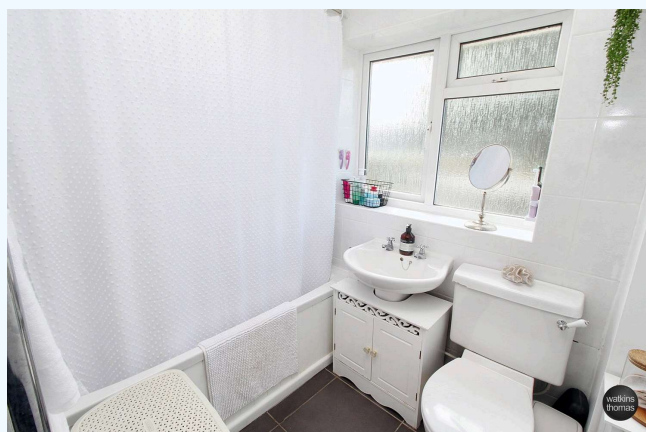
2.9m (9'6) x 1.98m (6'6)

With rear aspect double glazed window and panelled radiator.

### Bathroom

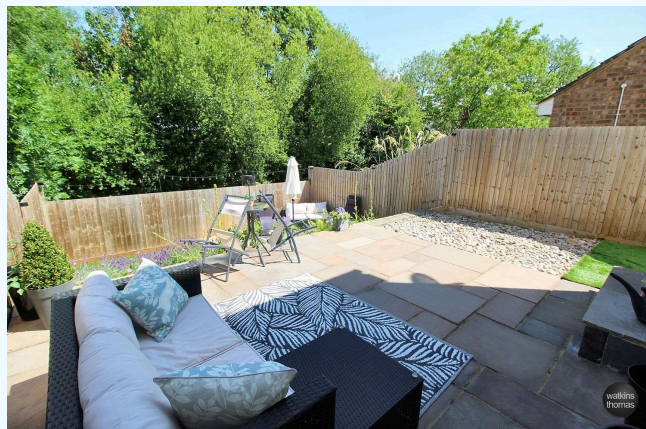
2.13m (7'0) x 1.65m (5'5)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, heated towel rail, partially tiled wall surround and tiled flooring.



### OUTSIDE:

To the front of the property is a gravel parking area giving access to the GARAGE (16'5 (max) x 7'10) which has double doors to the front, power, lighting, radiator and door to the entrance hall. A path gives access to the side entrance door and a side access gate gives access to the rear garden. To the immediate rear of the property is a patio area with stone border and steps down to the lower part of the garden where there are shrub borders and a decked seating area along with an artificial lawn. The garden is enclosed by fencing to provide a degree of privacy.



### COUNCIL TAX BAND B

Payable to Herefordshire Council.

## 32 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DL

### 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

Proceed out of Hereford along Holmer Road. At the roundabout take the second exit onto the A49 Hereford to Leominster Road. After approximately three miles turn right into the village of Moreton On Lugg. Continue through the village passing the Premier Shop and turn left into St Peters Close. Continue along St Peters Close and the property is located 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**11th July 2025**

ID41070

## 32 St. Peters Close, Moreton On Lugg, Hereford, HR4 8DL

### 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.

