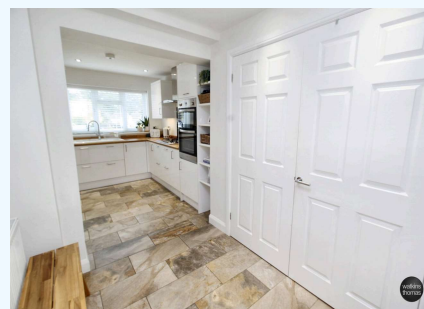
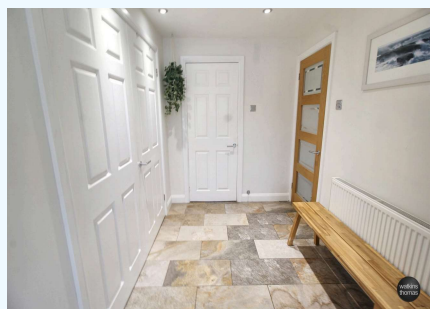




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132 St Peter's Close, Moreton-on-Lugg, Hereford, HR4 8DW

Situated to the north of Hereford city, in the popular village location of Moreton-on-Lugg, a superbly presented three bedroom extended semi detached family home, with the added benefit of gas central heating, double glazing, kitchen/dining room, off road parking and enclosed rear garden.

£265,000 (Freehold)

Residential Sales and Lettings

132 St Peter's Close, Moreton-on-Lugg, Hereford, HR4 8DW

LOCATION

The property is located to the north of Hereford city in the popular village location of Moreton-on-Lugg. In the village are a range of amenities, including village shop, takeaway fish and chip shop, church and village hall. Hereford as a whole has a wider range of amenities, including a 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 extended semi detached 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, inner hallway giving access to the kitchen/dining room, first floor landing with three bedrooms and shower room. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Side aspect double glazed entrance porch leading to the;

Entrance Hall

With stairs to the first floor, under stair storage cupboard, panelled radiator, inset spotlights, side aspect double glazed window, glazed doors to the sitting room and inner hallway.

Sitting Room

4.95m (16'3) x 3.68m (12'1)

With rear aspect double glazed window, panelled radiator, laminated flooring, TV point and rear aspect double glazed UPVC door with fitted blind giving access to the rear garden.



Inner Hallway

2.54m (8'4) x 1.96m (6'5)

With double storage cupboard, further storage cupboard with space for upright fridge/freezer, panelled radiator, inset spotlights, tiled flooring and access to the kitchen/dining room.

Kitchen/Dining Room

5m (16'5) (maximum) x 4.72m (15'6) (maximum)

An 'L' shaped room with two front aspect double glazed windows, a range of units comprising ceramic sink and drainer unit, work surface and tiled splashbacks. Base units under with matching wall units, integrated electric double oven, five ring gas hob with cooker hood over, integrated slimline dishwasher, washing machine, integrated fridge, two panelled radiators, space for dining table and tiled flooring.



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ON THE FIRST FLOOR:

Landing

With access hatch to the loft space with pull down ladder. Airing cupboard housing the gas central heating boiler. Smoke alarm, inset spotlights and doors to bedrooms and shower room.

Bedroom 1

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

With rear aspect double glazed window and panelled radiator.

Bedroom 2

2.82m (9'3) (plus door recess) x 2.54m (8'4)

With front aspect double glazed window, built in wardrobe and panelled radiator.



Bedroom 3

2.92m (9'7) x 1.91m (6'3)

With rear aspect double glazed window and panelled radiator.

Shower Room

2.03m (6'8) x 1.68m (5'6)

With front aspect double glazed window, suite comprising shower cubicle with glass shower screen, thermostatically controlled shower with rain water shower head, vanity wash hand basin, low flush WC, heated towel rail, extractor fan, partially tiled wall surround and tiled flooring.



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OUTSIDE:

To the front of the property is a block paved driveway with lawned area to the left hand side. The path gives access to the side entrance door and a side gate gives access to the rear garden. To the immediate rear of the property is a decked seating area with steps leading to the main garden which is laid to lawn. Further steps continue to a further lawned garden where there is a useful storage shed and the garden is enclosed by fencing to provide a degree of privacy. There is also an outside tap and lighting.



COUNCIL TAX BAND C

Made 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

Proceed out of Hereford along the Holmer Road. On reaching 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, turning left into St Peter's Close. Follow the road to the cul de sac position where the property is located directly in front of you.

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.

ID / Date

ID40987

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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 D. 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		84 B
69-80	C		
55-68	D	66 D	
39-54	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.

