

FOR  
SALE



52 St Andrews Close, Moreton-on-Lugg, Hereford HR4 8DB

£365,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular village location, a spacious 4 bedroom detached house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, generously sized living accommodation, good size corner plot, garage and carport and we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Spacious 4 bedroom detached house*
- *2 Receptions, kitchen, utility & cloakroom*
- *Good size corner plot*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door through to the

### Spacious Reception Hall

Fitted carpet, radiator, telephone point, stairs to the first floor, understairs storage area, useful built-in store cupboards and door to the

### Downstairs Cloakroom

Low flush WC, corner wash hand-basin with tiled splashback, vinyl flooring, radiator.

### Impressive Lounge

A light and airy room with fitted carpet, 2 windows to the front aspect with blinds, coved ceiling, feature fireplace with hearth, display mantel, side shelving and built-in gas coal-effect living flame fire, radiator, large double glazed sliding patio door to the side garden with vertical blinds and sliding door to the

### Dining Room

Fitted carpet, radiator, window to the rear with vertical blinds and sliding door to the

### Kitchen

With 1½ bowl sink unit and mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, built-in double oven and 4-ring hob with cookerhood over, breakfast bar, radiator, vinyl flooring 2 windows to the rear with blinds, space for appliances, access door from the Reception Hall and glazed panelled door to the

### Utility Room

Range of wall and base cupboards, worksurfaces, space and plumbing for washing machine, window to the rear, radiator and door to the carport.

### First floor landing

Fitted carpet, window to the front aspect with vertical blinds, access hatch to loft space, built-in airing cupboard (also housing the gas central heating boiler) and door to

### Bedroom 1

Fitted carpet, radiator, pedestal wash hand-basin with mirror and shaver light and point over, window to the rear with vertical blinds, range of bedroom furniture including wardrobes, bedside cabinets, drawer units and overhead cupboards and further built-in wardrobe with hanging rail and shelf over.

### Bedroom 2

Fitted carpet, radiator, window to the front aspect with vertical blinds, over-bed lights, built-in wardrobe and uPVC double glazed door opening onto the BALCONY.

### Bedroom 3

Fitted carpet, radiator, window to the front aspect with vertical blinds, built-in wardrobe.

### Bedroom 4

Fitted carpet, radiator, window to the rear, wall shelving and built-in wardrobe.

### Shower Room

Suite comprising large shower with tiled wall surround, handrail and light over, low flush WC, wash hand-basin with store cupboard below, tiled display shelf, wall mirror, lighting and shaver socket over, vinyl flooring, radiator, window with roller blind.

### Outside

To the front of the property there is a brick-paved driveway providing off-road parking facilities leading to the CARPORT and GARAGE with electric up-and-over door, power and light points, ample storage space and water tap. To the side of the carport there is a paved area for easy maintenance providing extra storage, enclosed by walling and fencing and with gate leading to the rear garden. The front garden is laid to lawn with pathway providing access to the large side garden which is attractively laid to lawn, interspersed with a variety of flowers and shrubs and enclosed by hedging and fencing. The rear garden has been paved for easy maintenance and again well enclosed for privacy.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band E - payable 2023/24 £2700.89

Water and drainage - metered supply.

### Money laundering regulations

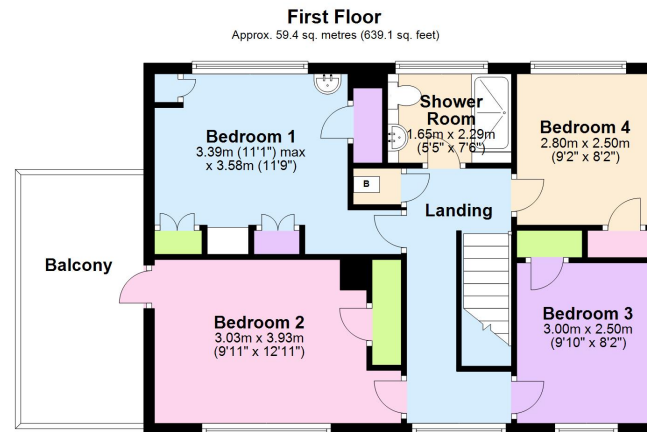
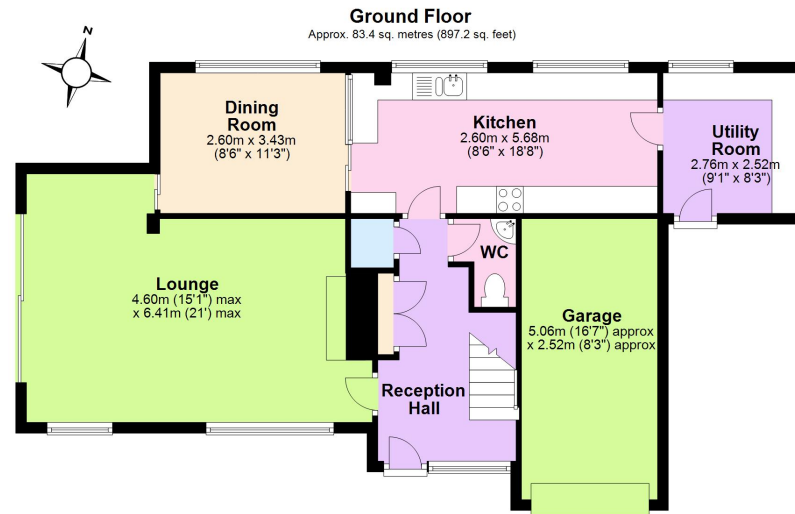
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed out of Hereford on the A49 Leominster Road, turn right as signposted for Moreton-on-Lugg and then 1st left into St Andrews Close. What3words - promotes.scans.typified



Total area: approx. 142.7 sq. metres (1536.3 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**52 Andrews Close, Moreton-on-Lugg, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		79
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			