



85 St. Peters Close

Moreton-On-Lugg, Hereford, Herefordshire, HR4 8DN

jackson
property

£220,000

Semi-Detached Family Home | Three Bedrooms | Spacious, Light and Airy Throughout | Utility Room | Private Driveway | Rear Garden with Lawn and Decking | Large Workshop | Village Location

Situation

Located in a quiet cul-de-sac position in the popular village of Moreton-On-Lugg, St. Peters close is approximately 5 miles from Hereford, just off the main Hereford - Leominster A49 road. The village benefits from a local shop and Post Office, village hall and community centre, together with regular bus services to Hereford city. There is open countryside nearby great for walking.

Description

The property is approached via a spacious driveway providing ample off road parking. The front door opens into an entrance hall which has stairs to the first floor and access to the spacious living room. This room is generously sized, neutrally decorated with a large window to the front. A door leads to the kitchen/breakfast room which has matching wall and base units, a double oven, space for appliances and central island. Double French doors open into the conservatory which is a great addition to the property and creates an extended feel to the kitchen. The adjoining utility has further storage units and a door to the rear garden.

The first floor landing has access to all three bedrooms and the family bathroom. Bedrooms one and two are good size double rooms with large windows, and bedroom three is a single room overlooking the front. The family bathroom is a three piece white suite with shower over the bath..

The rear garden is enclosed by fencing and has a side gate that leads to the front of the property. The garden is mainly laid to lawn with a decked area. There is a large garden shed which could be used as a workshop, plus dog kennels.

Services

All mains services are connected

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the

appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

Referral Fees

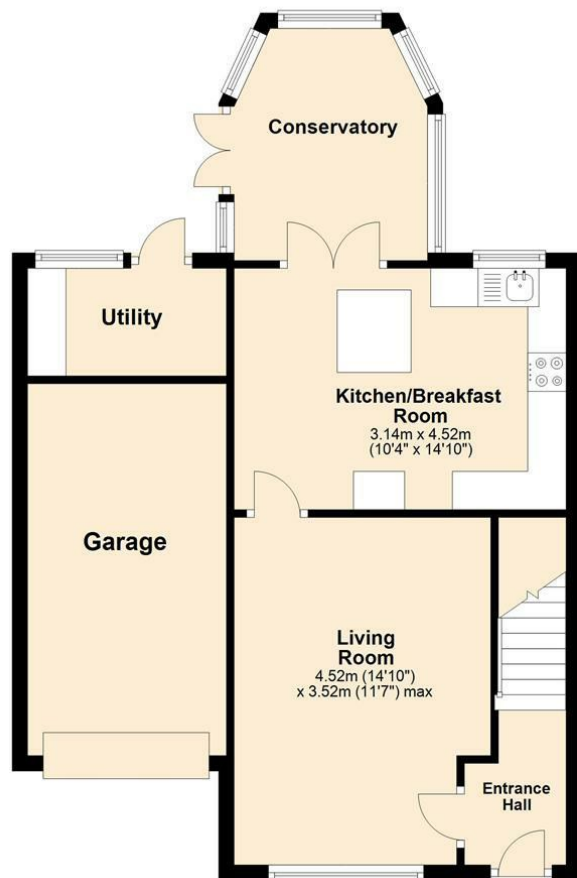
Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+v at per service.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

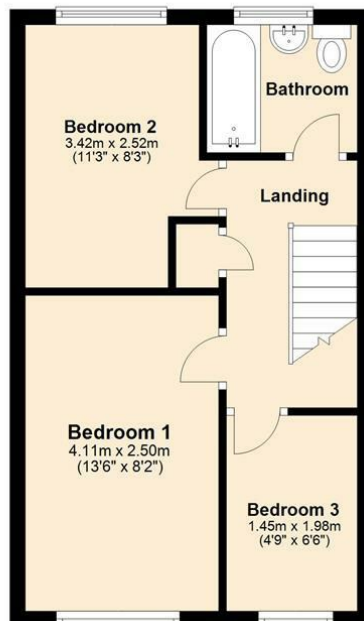
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



First Floor

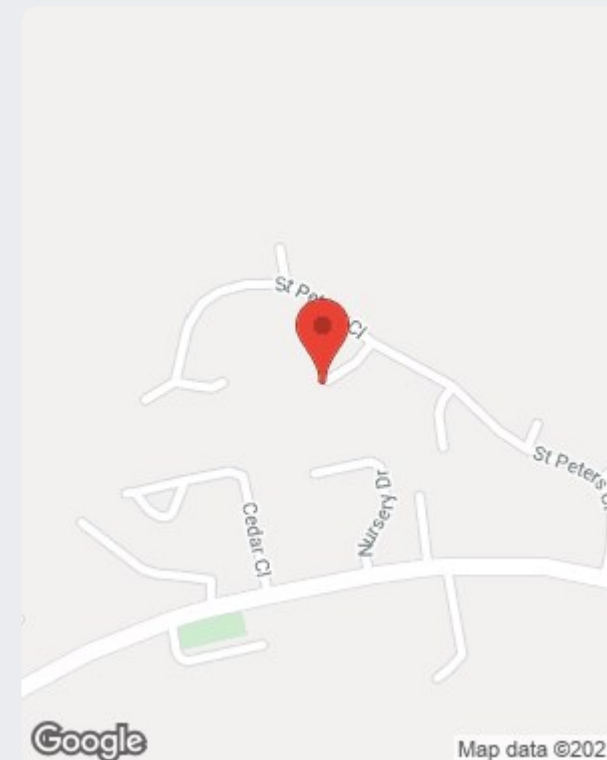
Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

85 St Peters Close



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs 82-91 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-91 B		81-91 B	
79-91 C		79-91 C	
69-91 D		69-91 D	
59-91 E		59-91 E	
49-91 F		49-91 F	
39-91 G		39-91 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

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