



4 Cedar Close, Moreton-On-Lugg, Herefordshire, HR4 8DF

3 Bedroom Semi-Detached Property in a popular Village Location
Asking Price £205,000

jackson
property

4 Cedar Close Moreton-On-Lugg Herefordshire HR4 8DF

LOCATION

Located in a quiet cul-de-sac position in the popular village of Moreton-On-Lugg, Cedar Close is approximately 5 miles from Hereford, just off the main Hereford – Leominster A49 road. The village benefits from a local shop, renowned takeaway food outlet, village hall and community centre, together with regular bus services to Hereford city. There is open countryside nearby and riverside walks also.

BRIEF DESCRIPTION

The property is approached via double gates and a concrete driveway, enough for 2 vehicles. The UPVC front door leads into an inner hallway. From here you can access the kitchen which has a window to the front elevation, a stainless steel sink with hot and cold tap, a range of matching wall and base units, power points, space for a washing machine and tumble dryer and ceiling strip light. The kitchen leads to useful Dining Room with a UPVC window to the rear elevation and has a radiator, vinyl flooring, ceiling light, ample power points. From the inner hallway there is a door that leads to the Living Room, having double UPVC doors leading out to the rear patio, laminate flooring, ample power points, radiator, ceiling light and TV Point. There is a door from this room leading to a downstairs cloakroom comprising a low flush w/c, and a sink with under storage. Upstairs there are 3 Bedrooms and

a Family Bathroom. Bedroom 1 has a UPVC window to the rear, a radiator, ample power points and a ceiling light. Bedroom 2 also has a UPVC window to the rear outlook, a radiator, power points and a ceiling light. This room also has generous fitted wardrobes. Bedroom 3 is the smallest bedroom and has a window to the front aspect, power points, a radiator and ceiling light.

OUTSIDE

At the front of the property there are attractive mature floral borders. A pathway leads down the side where there is a large garden shed. This pathway opens out to the rear patio which is a good size. The enclosed and spacious rear garden is mostly laid to lawn. There is a pathway that runs down the garden to another patio area at the end of the garden.

SERVICES

Mains Gas, Electricity and Drainage.
Gas fired Central Heating.

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council - 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

- Popular Village Location North of Hereford
- Cul-de-sac Position
- Semi Detached 3 Bedroom Accomodation Requiring Some Updating
- Large Rear Garden
- Benefiting from Driveway Parking
- Fully Double Glazed and Gas Central Heating
- Being Sold with No Onward Chain

Jackson Property (Leominster) (Paragraph)

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

5'10

GROUND FLOOR

LIVING ROOM - 15'06 x 9'06 (4.72m x 2.90m)

KITCHEN - 10.05 x 9'11 (3.18m x 3.02m)







DINING ROOM - 13.06 x 8'11 (4.11m x 2.72m)

FIRST FLOOR

BEDROOM 1 - 13'07 x 10'01 (4.14 x 3.07m)

BEDROOM 2 - 12'0 x 9'06 (3.66m x 2.90m)

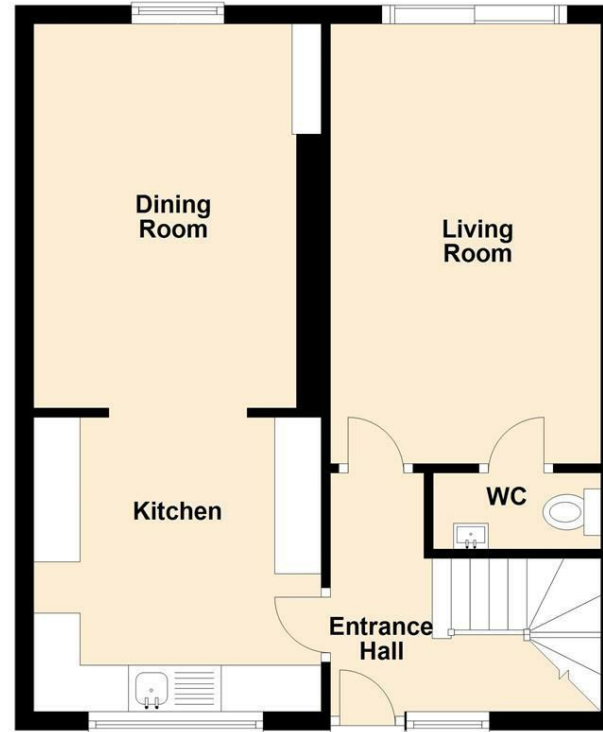
BEDROOM 3 - 10'04 x 10'02 (3.15 x 3.10m)

BATHROOM - 6'02 x 5'10 (1.88m x 1.78m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

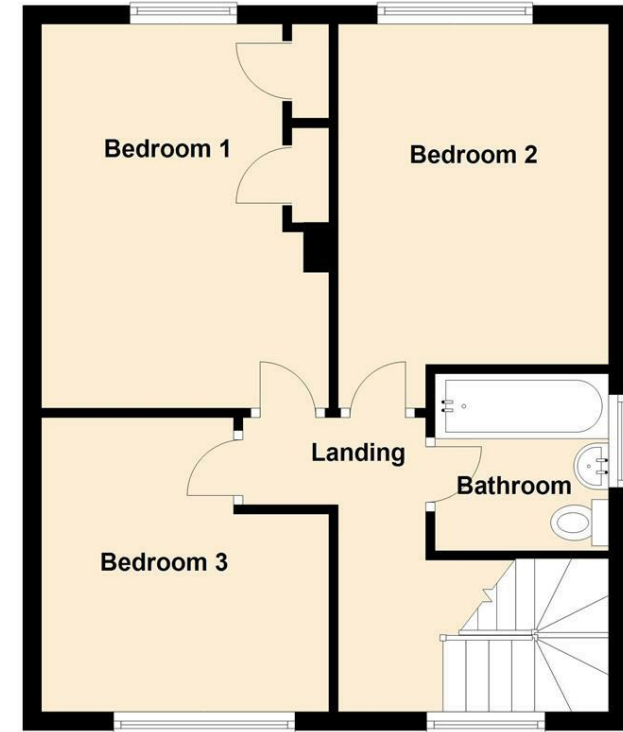
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 90.7 sq. metres (975.9 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.