



2 Cherry Tree Close, Moreton-On-Lugg, Hereford, HR4 8DY

Asking Price £240,000



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NO CHAIN.

Trivett Hicks is pleased to offer this excellent, well presented two double bedroom property with off road parking for two cars. The property is situated in the popular village of Moreton-on-Lugg, which is situated to the northern side of Hereford City. Moreton-on-Lugg offers local amenities including Post Office/Store, Fish & Chip Shop and Village Hall.

The property offers entrance hall, cloakroom, living room, fitted kitchen/dining room all to the ground floor. To the first floor two double bedrooms and a family bathroom with power shower having the additional quencher shower head.

The house also benefits from integrated appliances in the kitchen to include fitted oven and hob, fridge/freezer and dishwasher, gardens and off road parking to the front for two cars. The rear of the property has a nice rural aspect with views over open countryside.

Viewing is highly recommended.

FULL DETAILS

ENTRANCE HALL

Double glazed obscure door, radiator, power point, door to:

CLOAKROOM

Obscure double glazed window to the front aspect, fitted with two piece suite comprising wash hand basin in vanity unit with cupboard under, low-level WC, extractor fan, splashbacks, radiator and oak style laminate flooring.

LIVING ROOM 12'4" x 17'1" (3.76m x 5.21m)

Double glazed window to the front aspect, under stairs cupboard, radiator, oak style laminate flooring, telephone points, TV points, power points, mains smoke detector, stairs to the first floor, door to:

FITTED KITCHEN/DINING ROOM 10'2" x 16'9" (3.11m x 5.10m)

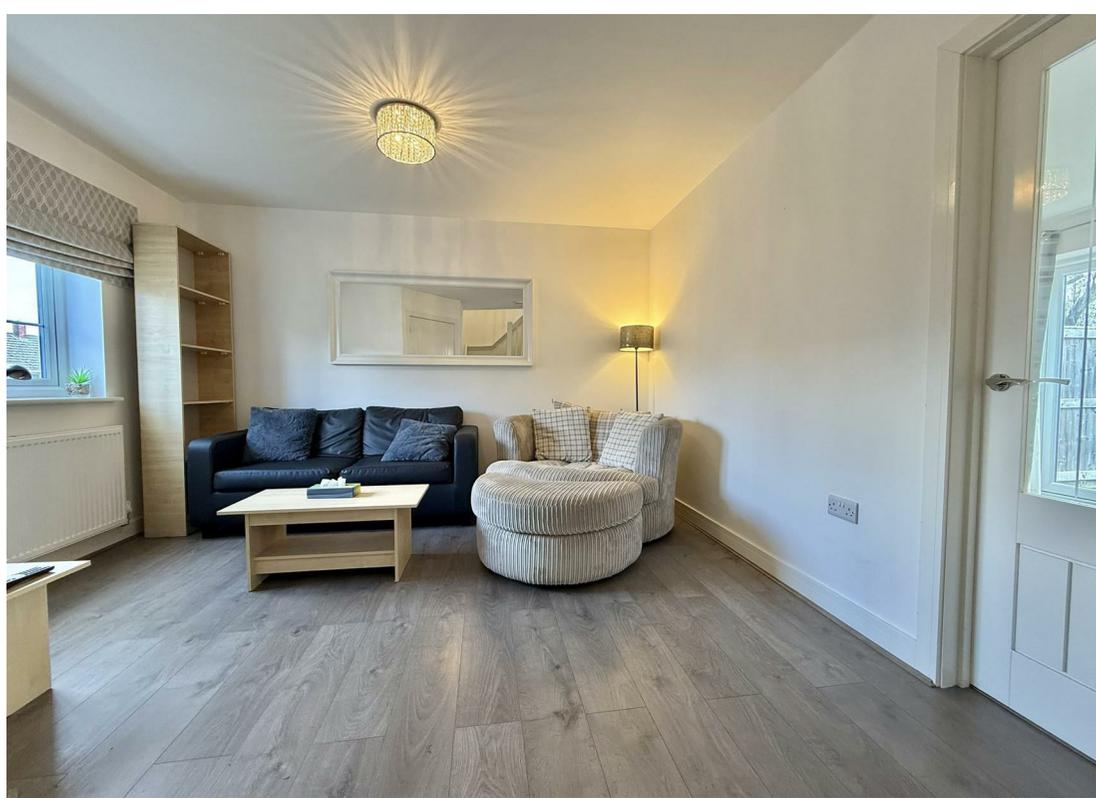
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, plumbing for automatic washing machine, fitted electric double oven with four ring gas hob and extractor hood over, double glazed window to the rear aspect, radiator, oak style laminate flooring, TV point, power points, ceiling spotlights, mains smoke detector, double glazed double doors to the rear garden.

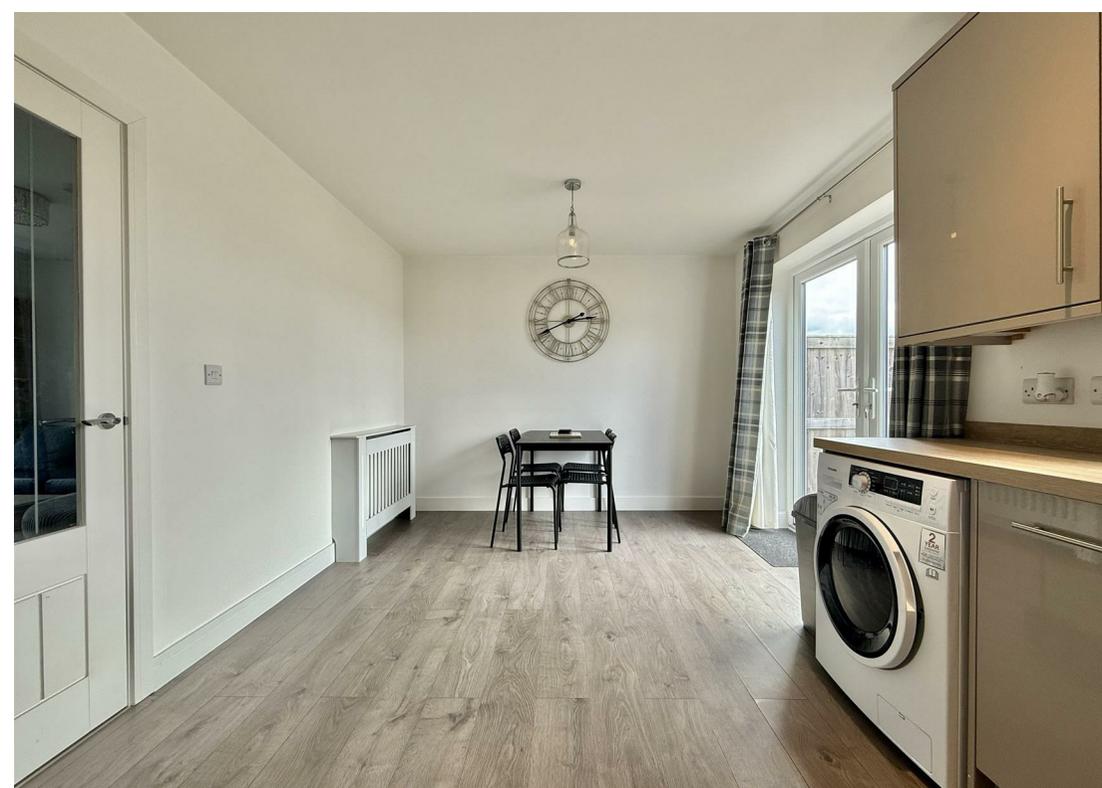
LANDING

From the living room stairs lead upstairs to the landing, power points and access to the roof space, door to:

MASTER BEDROOM 11'9" x 16'8" (3.57m x 5.07m)

Double glazed windows to the front aspect, radiator, laminate flooring and power points.





BEDROOM TWO 10'11" x 10'2" (3.33m x 3.09m)
Double glazed window to the rear aspect with views over the countryside, radiator, TV point and power points.

BATHROOM

Fitted with three piece suite comprising panelled bath with power shower and glass screen over, pedestal wash hand basin, tiled splashbacks, heated chrome towel rail, extractor fan, mirror with shaver point and light, obscure double glazed window to the rear aspect and laminate flooring.

DIRECTIONS

Leave Hereford on the Holmer Road, at the roundabout proceed straight across onto the A49 towards Leominster. Continue on this road for approximately 2.5 miles and then you will see a right turn signposted Moreton-on-Lugg. Take the right turn, then continue along this road passing the village hall on your right. After a very short distance past the village hall, the property will be found on your right hand side.

TENURE

Freehold

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

MONEY LAUNDERING REGULATIONS

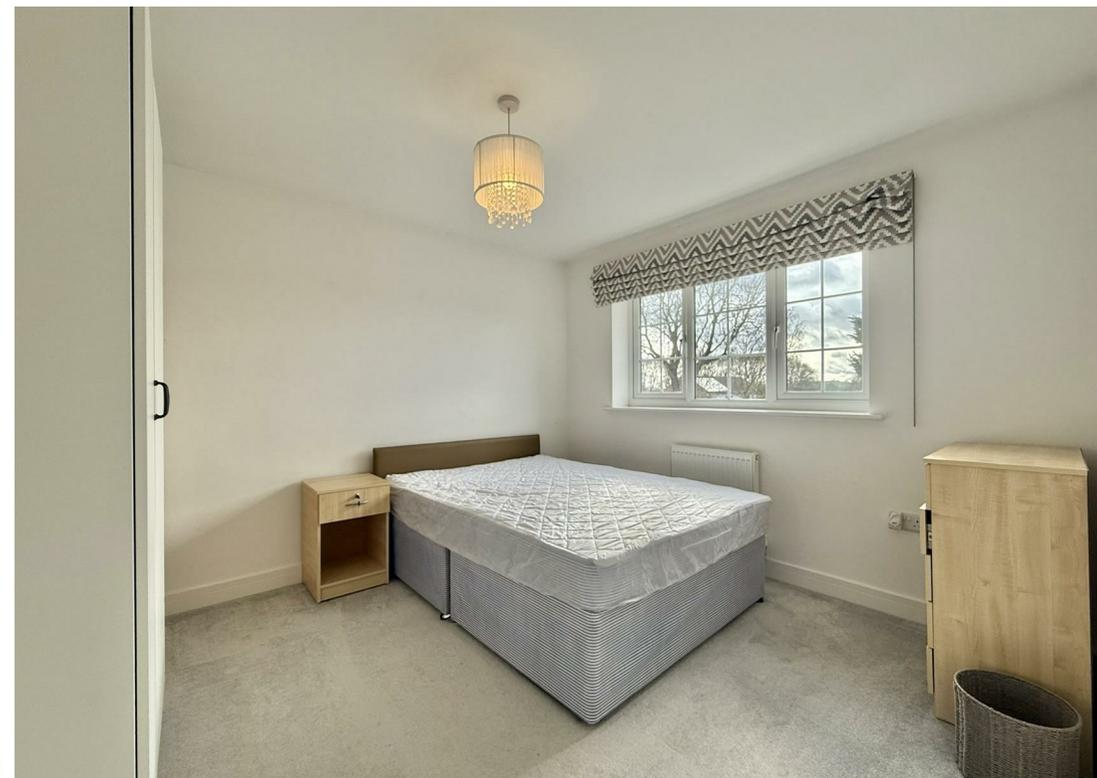
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

COUNCIL TAX

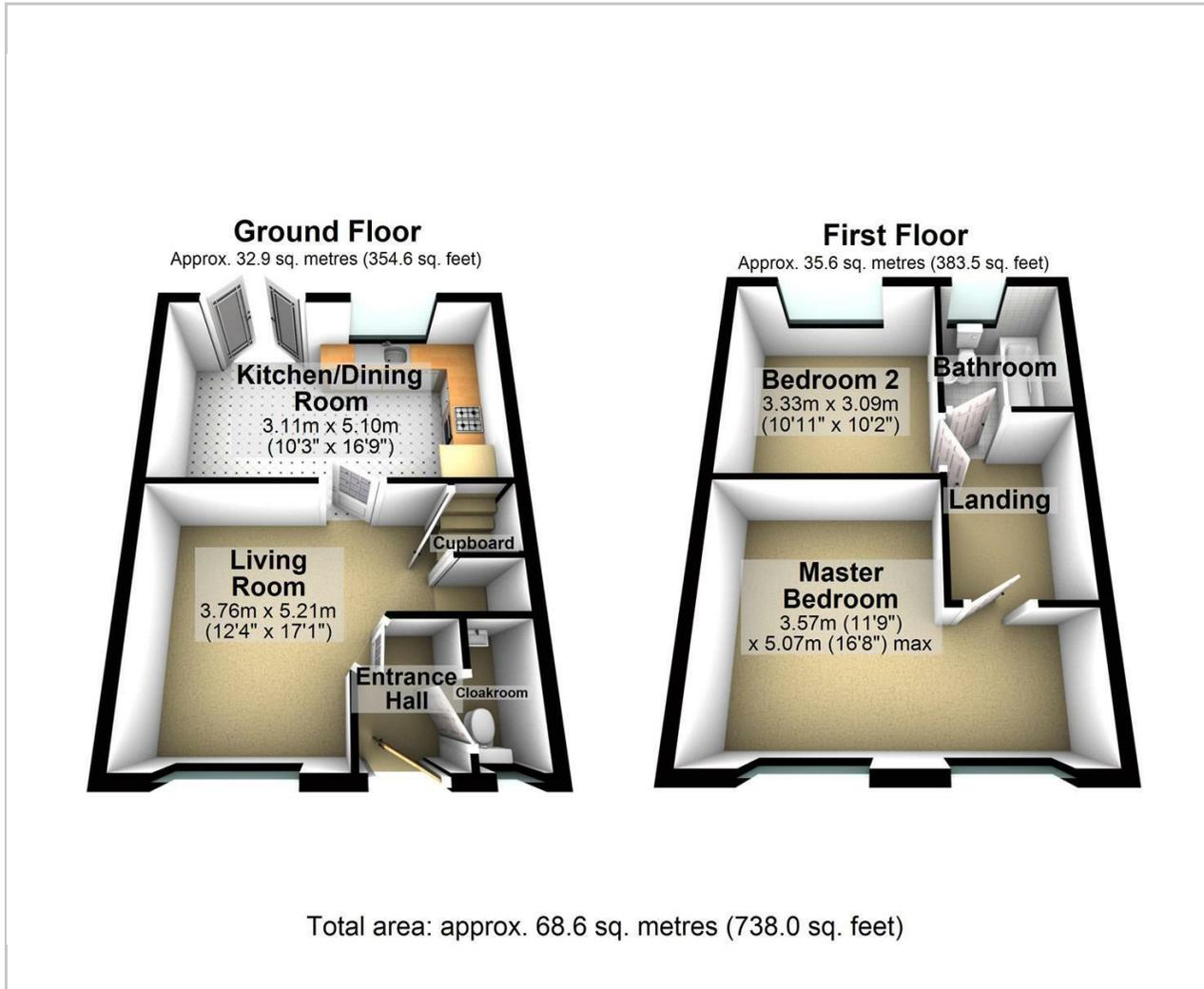
Band B 2025 - 2026 (A reduction may be applicable for single occupancy).

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



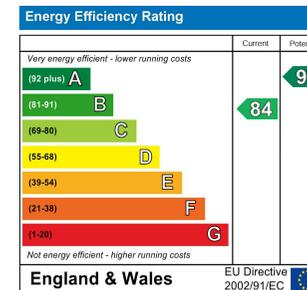
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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