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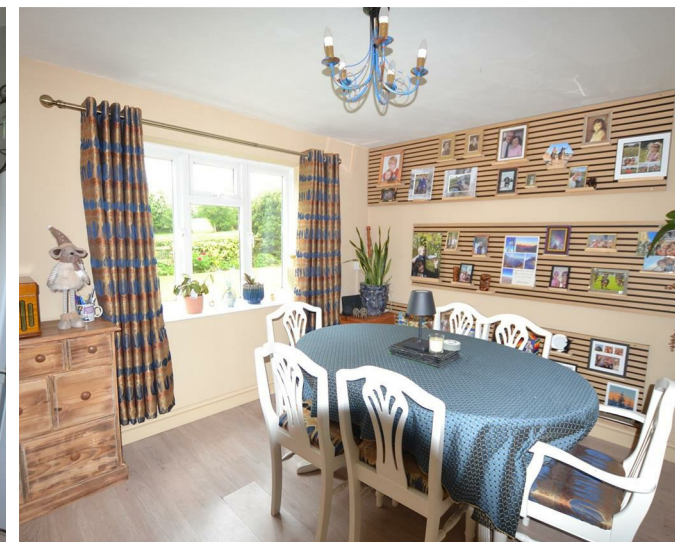
**3 Maiden Elms , Moreton-On-Lugg, Herefordshire HR4 8AG. £345,000**

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### **PROPERTY FEATURES**

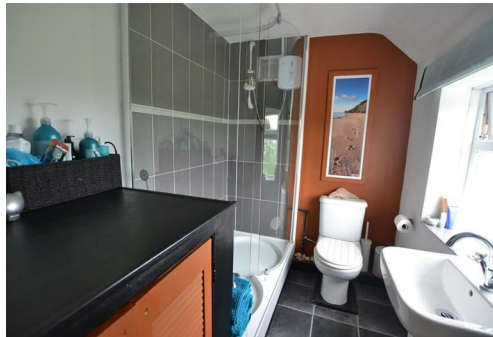
- **Semi-Detached House**
- **3 Bedrooms**
- **Lounge**
- **Conservatory**
- **Dining Room**
- **Fitted Kitchen**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Garden To Front & Rear**
- **Rural Views**



To view call **01568 616666**



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A most attractive semi-detached house situated in a semi-rural position with only 3 miles north of the cathedral city of Hereford offering double glazed and oil fired centrally heated accommodation with a reception hall, lounge, separate dining room, large conservatory, fitted kitchen with appliances, utility room, ground floor cloakroom/W.C, 3 bedrooms, shower room and outside gardens to front and rear, private drive with parking for several motor vehicle and far reaching rural views across open Herefordshire countryside. An internal inspection is recommended of this property and viewing is strictly by prior appointment with the selling agents. Details of 3 Maiden Elms, Moreton-on-Lugg are further described as follows:

The property is a large semi-detached house of brick construction under a tiled roof. An entrance door opens into a reception hall having lighting and a door opening into the lounge.

The lounge has a feature fireplace, fire surround with mantle shelf over and inset is a multi-fuel stove. There is a window to front, 2 panelled radiators, laminate flooring and double opening French doors into the conservatory.

The conservatory is UPVC double glazed, opening windows, power points and double opening French doors onto the rear patio. From the reception hall a door opens into the dining room which also has a connecting door into the kitchen. The dining room has a window to front, lighting, power and laminate flooring. The kitchen has units to include an inset stainless steel, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is an inset 4 ring ceramic hob, in a housing unit is a double fan assisted with grill, cupboard space over and under and space for a fridge. The kitchen has space and plumbing for a dishwasher, tiled splashbacks, eye-level cupboards, panelled radiator, window to rear with lovely rural views and a door opening into the utility room.

The utility room has space and plumbing for a

washing machine, space for a tumble dryer and additional appliances, 2 windows, lighting, oil fired boiler heating hot water and radiators and a door opening into a cloakroom/W.C.

The cloakroom/W.C. has a low flush W.C, wash hand basin, an opaque double glazed window and a door opening to the front of the outside. From the reception hall a staircase leads up to the first floor landing having a radiator and a window to rear with far reaching rural views across open fields and farmland. Doors from the landing open into the bedrooms. Bedroom one has a window to, exposed polished floorboards, panelled radiator, lighting and a built-in wardrobe.

Bedroom two has a window to front, panelled radiator and polished exposed floorboards. Bedroom three has a window to rear with rural views, lighting and a panelled radiator. Off the landing a door opens into the shower room having a shower cubicle, Mira electric shower over, tiling to ceiling height inset, pedestal wash hand basin, low flush W.C, an opaque double glazed window to rear, doors opening to give access to the airing cupboard housing the hot water cylinder and a vertical heated towel rail/radiator.

**OUTSIDE.**

The property is approached to the front having mature hedging with a splayed entrance drive giving access to the side of the property. There is parking for several motor vehicles, lawned garden to front, well planted floral and shrub borders, outside lighting and access can be gained across the side and around to the rear.

**REAR GARDEN.**

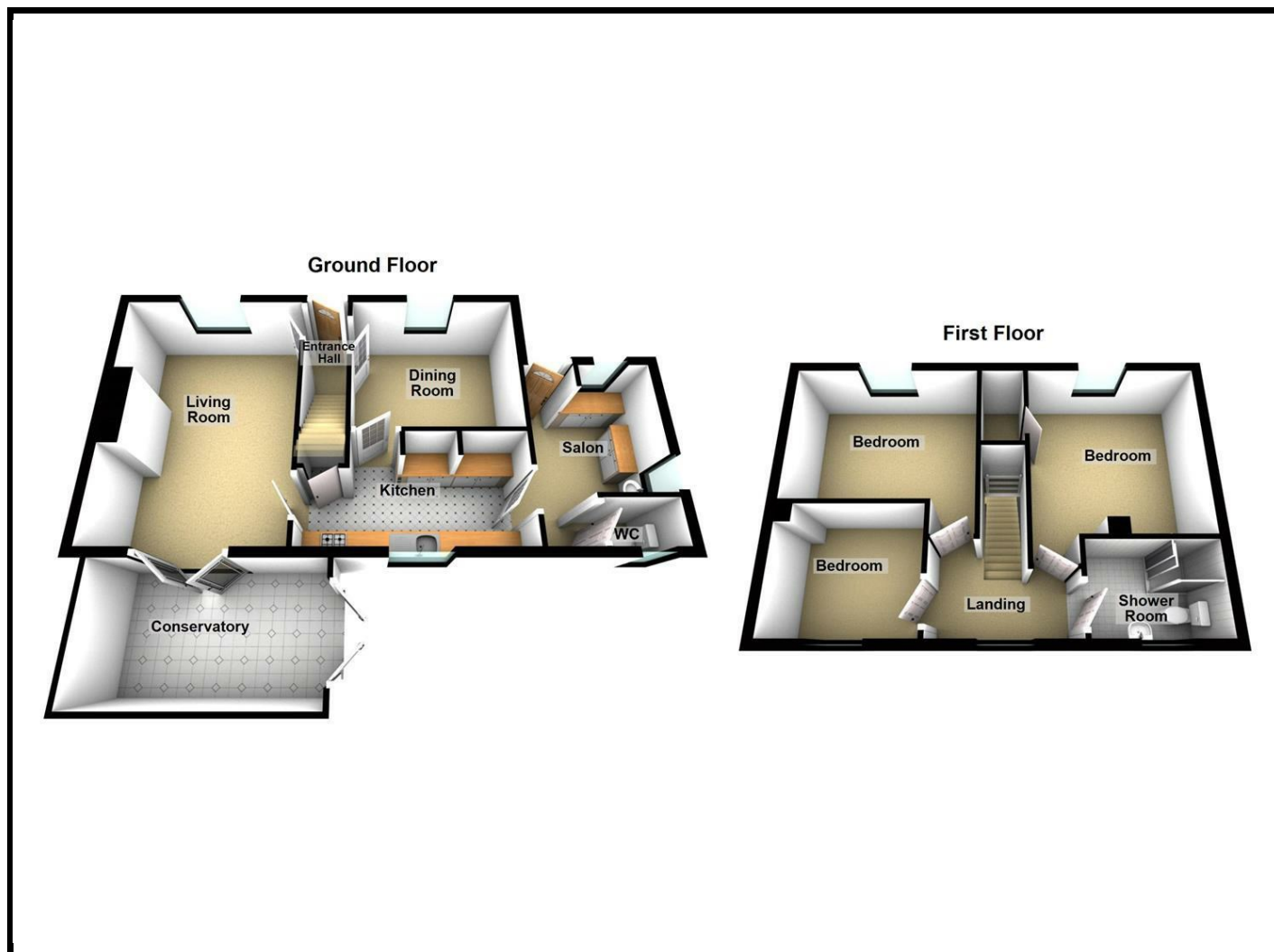
The garden backs onto open fields and farmland being laid out with a lawned garden, flagged patio, covered log store, a patio seating area and a well hidden oil tank feeding the oil fired boiler.

**SERVICES.**

Mains electricity, mains water, mains drainage and oil fired central heating.

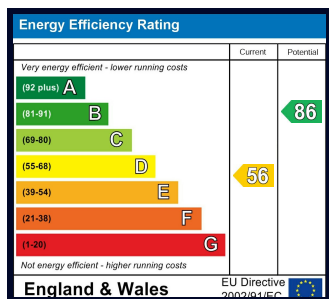
## ROOMS AND SIZES

Reception Hall	
Lounge	5.31m x 3.66m (17'5" x 12')
Conservatory	4.42m x 2.64m (14'6" x 8'8")
Dining Room	3.35m x 2.95m (11' x 9'8")
Kitchen	4.57m x 2.18m (15' x 7'2")
Utility Room	2.64m x 2.74m (8'8" x 9')
Cloakroom/W.C.	
Bedroom One	3.48m x 3.35m (11'5" x 11')
Bedroom Two	3.71m x 2.82m (12'2" x 9'3")
Bedroom Three	2.74m x 2.39m (9' x 7'10")
Shower Room	
Rear Garden	



## PROPERTY INFORMATION

Council Tax Band - C  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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