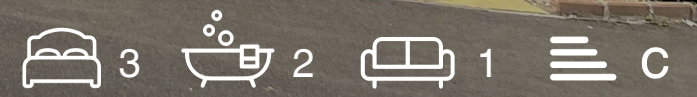




9 Old Tannery Way  
, Ross-On-Wye, HR9 7GG

£332,000



## 9 Old Tannery Way

, Ross-On-Wye, HR9 7GG

An appealing detached house, located within walking distance of the town, offering spacious accommodation including entrance hall, living room, kitchen/dining room and cloakroom on the ground floor, as well as three bedrooms, ensuite shower room and family bathroom on the first floor, each bedroom having fitted wardrobes.

Outside are delightful gardens, to the front and side of the property, as well as a driveway providing off road parking and access to the garage.

### Entrance Hall

### Living Room

18'3" x 9'11" (5.56m x 3.03m)

### Kitchen/Dining Room

18'3" x 9'1" (5.57m x 2.77m)

### Cloakroom

### Landing

### Bedroom 1

10'5" x 9'1" (3.17m x 2.76m)

### En-suite

### Bedroom 2

8'10" x 8'11" (2.68m x 2.72m)

### Bedroom 3

5'7" x 8'11" (1.71m x 2.71m)

### Bathroom

### Outside

INDEPENDENT FINANCIAL  
ADVICE





LOCAL AUTHORITY & CHARGES  
MONEY LAUNDERING  
REGULATIONS  
N.B.  
TENURE  
VIEWING ARRANGEMENTS  
DIRECTIONS



## Floor Plan

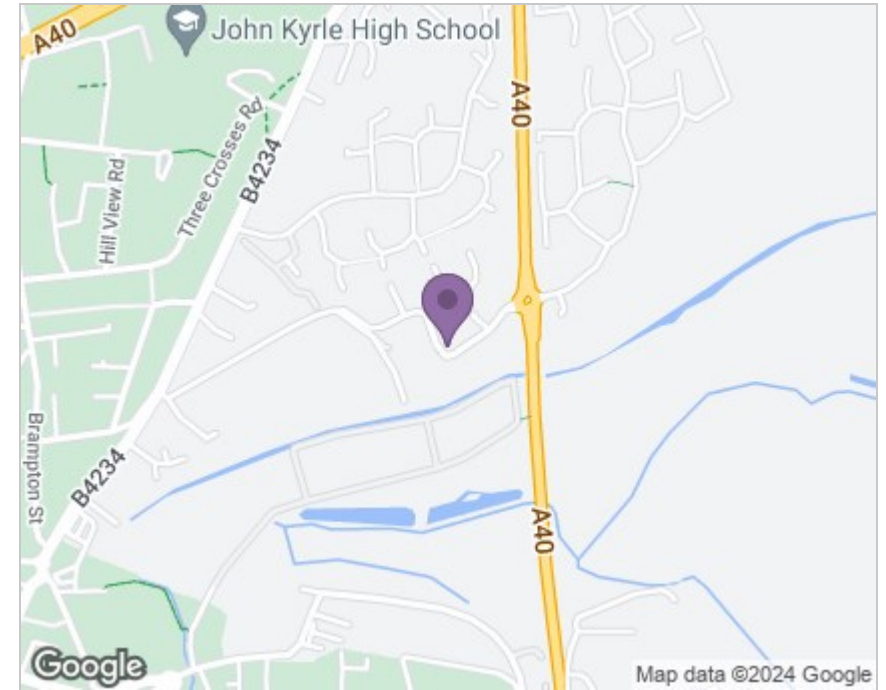


## Viewing

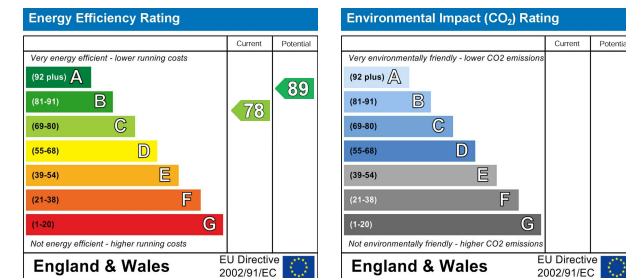
Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph



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