



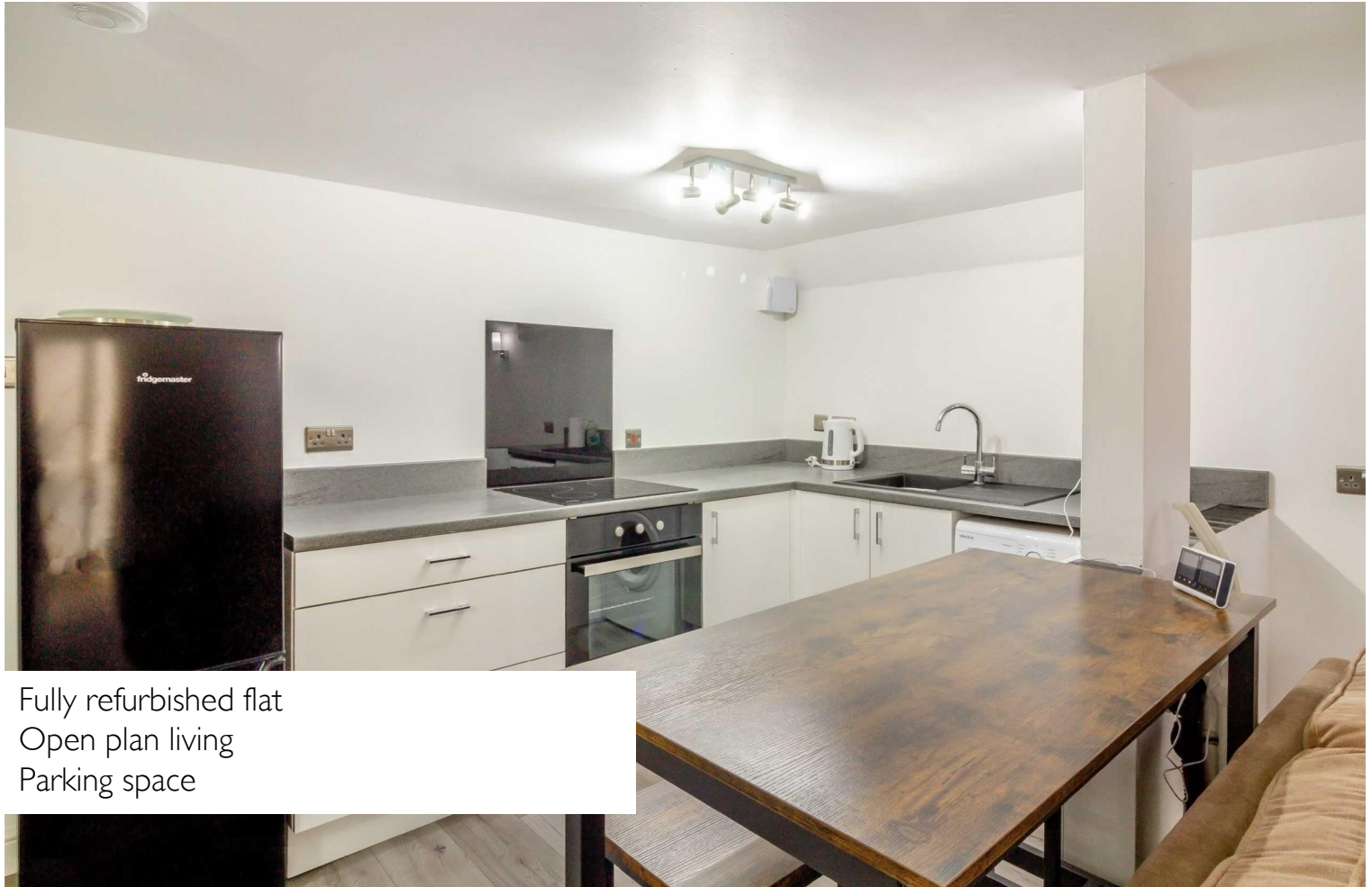
ROSS ON WYE

Guide price **£100,000**



BASEMENT FLAT

Second Avenue, Ross on Wye, Herefordshire HR9 7HT



Fully refurbished flat
Open plan living
Parking space

This one-bedroom, basement flat is located in Greytrees, which is in the market town of Ross on Wye. The flat has been fully refurbished and is well-presented throughout.

Located in The market town of Ross on Wye this one bedroom flat is situated in a residential area within a short distance of local amenities, schooling and the A40. Ross on Wye is near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.

Upon entering the property, you are welcomed into the open plan kitchen/living/dining room, that has recently been fully refurbished to a high standard. The spacious, open plan living space is perfect for entertaining and enjoying time with family and friends. The kitchen area has plenty of storage space and plenty of space for appliances.

A door from the kitchen leads you through to the double bedroom that also benefits from an ensuite shower room.

The property has been tastefully renovated throughout by the current owner and will make someone the perfect home or investment.

STEP OUTSIDE

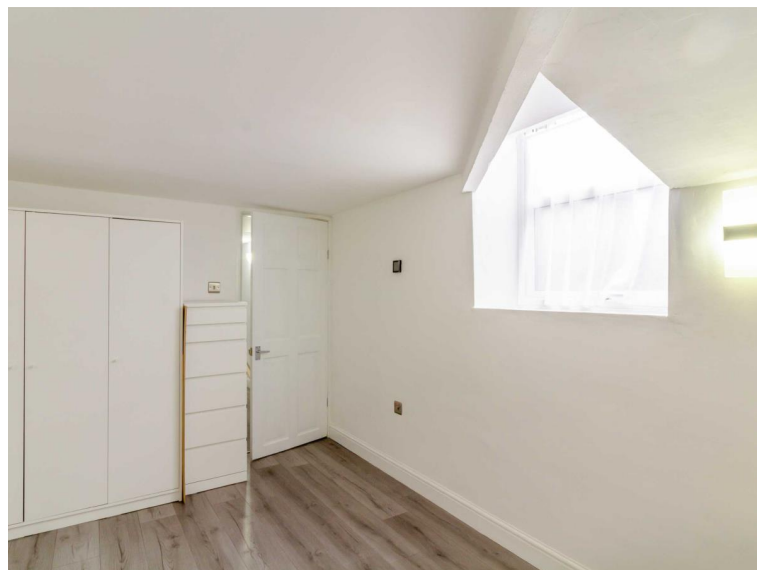
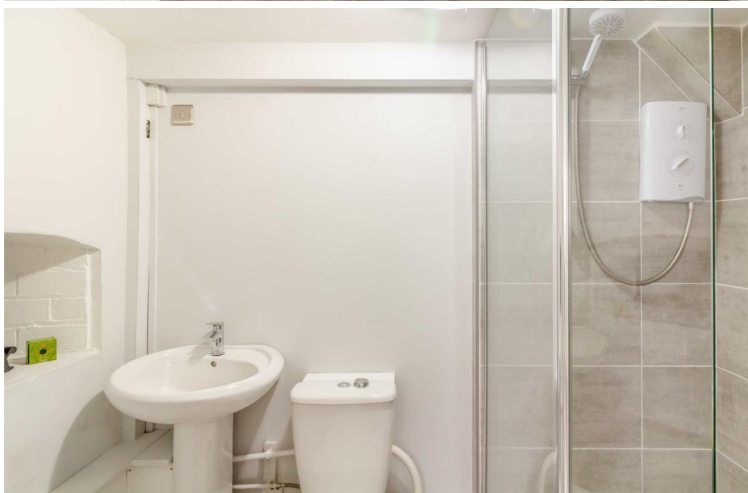
To the front of the property, you will find an allocated parking space for your car.

Guide price
£100,000

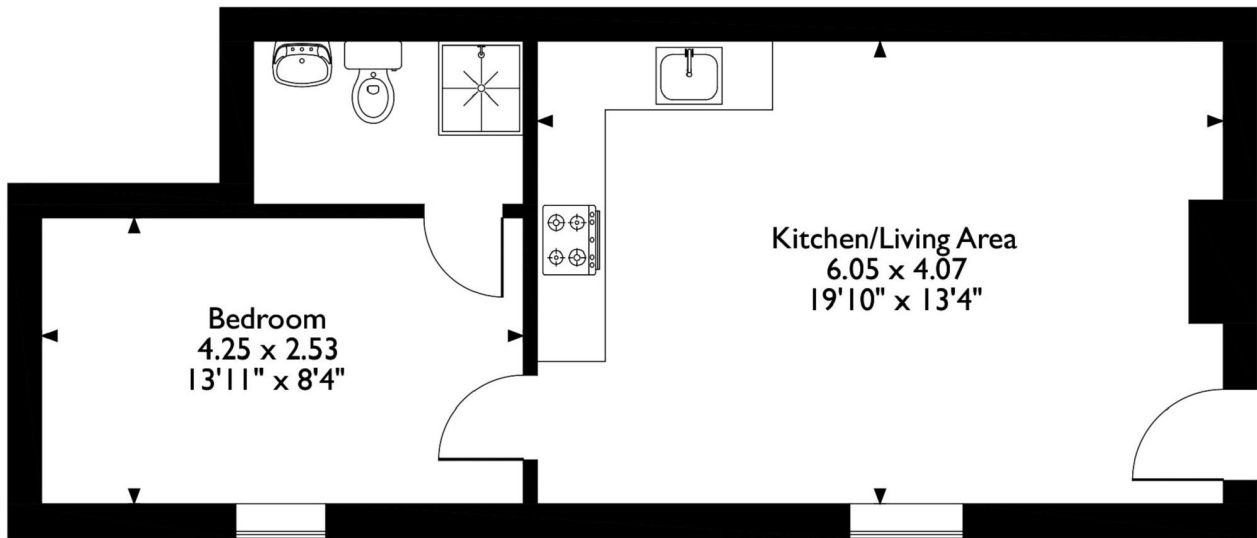


KEY FEATURES

- Basement Flat
- One double bedroom
- Recently refurbished throughout
- Open plan living space
- Parking space



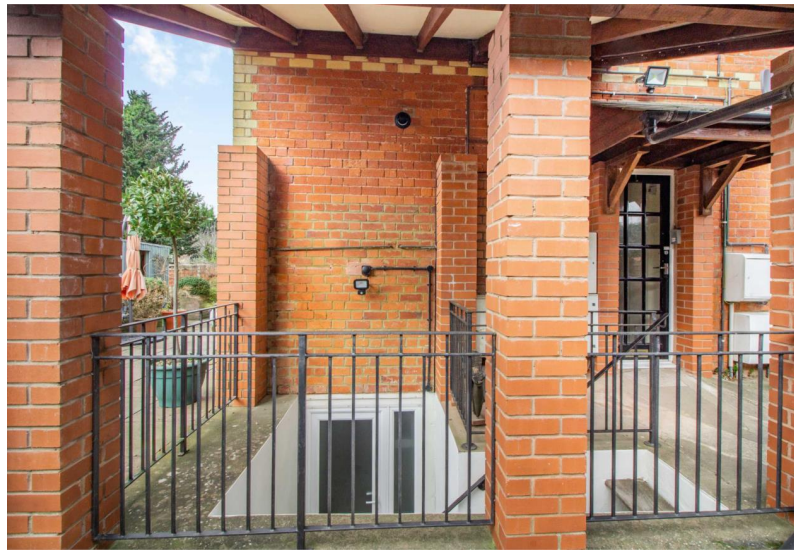
Approximate Gross Internal Area 40 Sq M/431 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From Broad Street head down to the 1st mini roundabout, take the 1st exit then at the 2nd mini roundabout take the 1st exit into Greytrees Road, follow this road under the bridge then bear right into Greytrees go up the hill turn left into Second Avenue and you will find the property a short distance along on the left.



INFORMATION

Postcode: HR9 7HT
Tenure: Leasehold/share of Freehold
Tax Band: A
Heating: Electric
Drainage: Mains
EPC: F

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-100) | B | | |
| (81-91) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (39-54) | F | | |
| (21-38) | G | 25 | 73 |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC

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