



# ROSS-ON-WYE

Guide price **£475,000**



# 6 HARNESS WALK

Ross-on-Wye, Herefordshire HR9 7GF



Four Double Bedroom Detached Home  
Popular Location Close to The Town Centre  
Off Road Parking, Double Garage

Located within walking distance of the town centre and having a vast amount of spacious living accommodation, this four bedroom, three bathroom detached house is a perfect family home.

Upon entering the property, you are greeted by a spacious entrance hallway, which has stairs leading to the first floor landing with understairs storage and doors leading to the many reception rooms. The lounge is a generous size and is dual aspect with a bay fronted window to the front aspect, and having a patio door leading to the rear garden.

The lounge opens into the dining room which creates free flowing living and a perfect sociable space for entertaining with patio doors also leading out to the rear from the dining room.

The kitchen/breakfast room comprises a range of fitted wall, base and drawer units, a variety of built in appliances, an island with stools underneath and a door to the utility room. The kitchen generates the perfect hub of a family home. The utility room has fitted units, space and plumbing for washing machine/tumble-dryer and a door out to the side of the property.

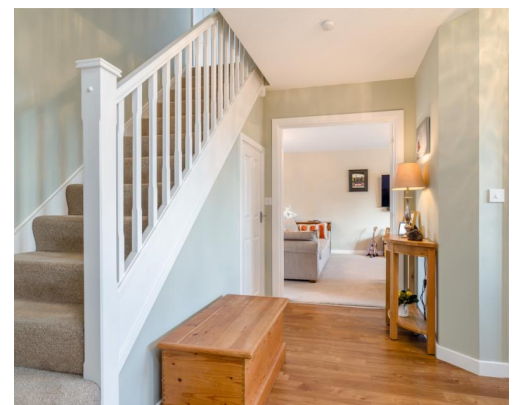


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### KEY FEATURES

- Four Double Bedroom Detached House
- Three Reception Rooms
- Two En-Suites, One Family Bathroom
- Off Road Parking, Detached Double Garage
- Enclosed South-West Facing Gardens
- Popular Location Close To Town Centre



# STEP INSIDE



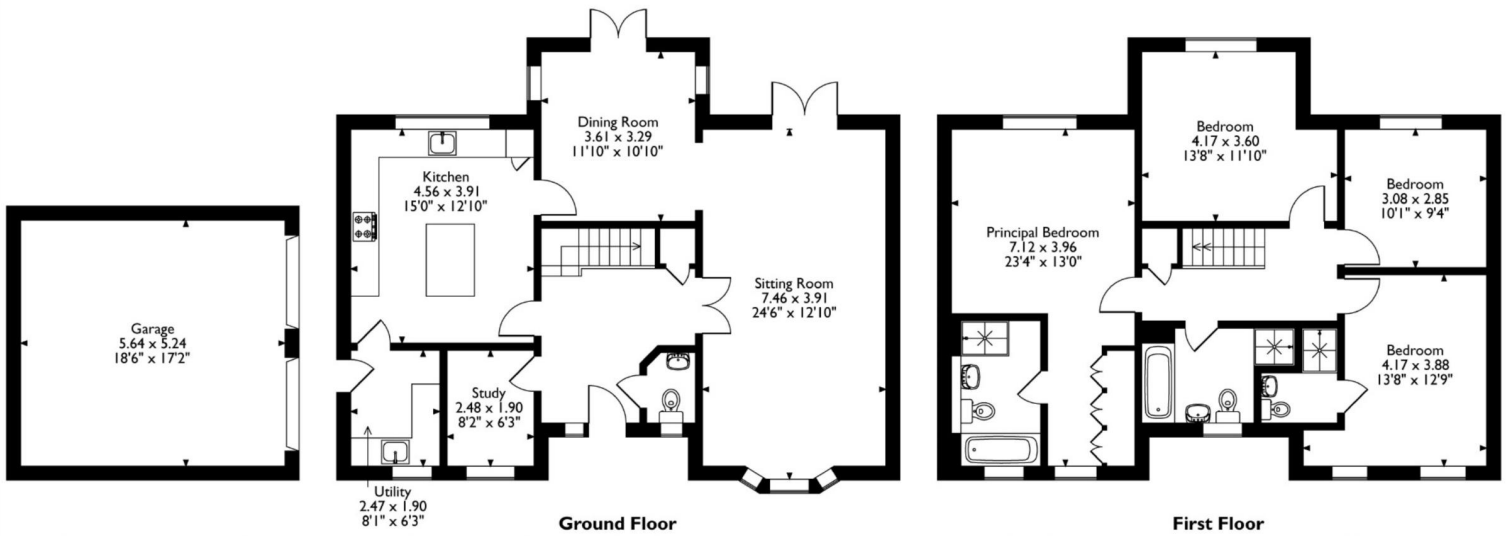
If you are looking for a quieter space, the ground floor also offers a study, which could be utilised as a play room. The first-floor benefits from four double bedrooms, two of which have en-suites, and a family bathroom. The bedrooms are all a fantastic size, showcasing this property as a perfect family home.

## VENDOR INSIGHTS

We love living here and have found it so convenient being close to the local amenities but also being so close to many beautiful walks

**AGENTS NOTE:** There is an annual maintenance fee of £197 for communal green areas and hedges maintenance. NHBC or similar warranty in place.

Approximate Gross Internal Area  
Main House = 168 Sq M/1808 Sq Ft  
Garage = 30 Sq M/323 Sq Ft  
Total = 198 Sq M/2131 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.

# STEP OUTSIDE



The property enjoys manicured and mature gardens, which are mostly laid to lawn having a variety of flowers and shrubs, raised vegetable beds and a patio/seating area for outdoor entertaining. Summerhouse, with lighting and power, which the current vendors have utilised as a bar/dining area. The gardens are enclosed by fencing having a rear gate leading to the parking area. There is off road parking for several vehicles, which leads to the detached double garage. The garages are accessed via up and over doors, both having power and lighting. The front of the property is set back from the road, having privacy, and has a pathway to the front door.

## INFORMATION

Postcode: HR9 7GF  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From Ross-on-Wye, take the Gloucester Road out towards Hildersley, at the roundabout take the first left exit. After a short distance turn left into Chase Wood View, continue along turning right unto Beamhouse Drive and continue to the end of the road then turn right into the car parking and garage area where the rear entrance to the property via the gate will be found.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.