



ROSS-ON-WYE

Offers over **£240,000**



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1 PRIEST MEWS

Ross-on-Wye, Herefordshire HR9 5DF



Two bedroom detached house
Close to town centre and local amenities
Ideal first time buy/investment

A well presented two bedroom detached property situated within walking distance of the Ross-on-Wye town centre, being spacious throughout and having off road parking and a electric car charging point.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Upon entry, you're greeted by an inviting Entrance Hall featuring convenient storage cupboards and Engineered Oak flooring.

Continuing through, you'll find a stylish Cloakroom, complete with a low-level W.C., wash hand basin, and a radiator for added comfort.

The heart of the home is the Kitchen/Dining area, bathed in natural light thanks to full-width sliding doors and a roof light. Here, you'll discover a well-appointed space with matching wall and base units, complemented by wooden work surfaces.

Appliances include an electric oven and hob with an extractor hood, with ample space for a washing machine and fridge freezer. The Engineered Oak flooring adds warmth and character to this delightful space.

Adjacent to the kitchen, the lounge can be found with natural light streaming in through the full-width sliding doors. This open-plan layout seamlessly integrates with the kitchen/diner, creating a perfect space for socialising.

Ascend the stairs to the First Floor Landing, where you'll find a bright and airy space featuring a large picture window to the side, a wall-mounted boiler, and access to the loft for additional storage.

The property boasts two well-proportioned bedrooms. Bedroom 1 offers a window overlooking the front courtyard. Meanwhile, Bedroom 2 enjoys views of the rear surroundings through its window.

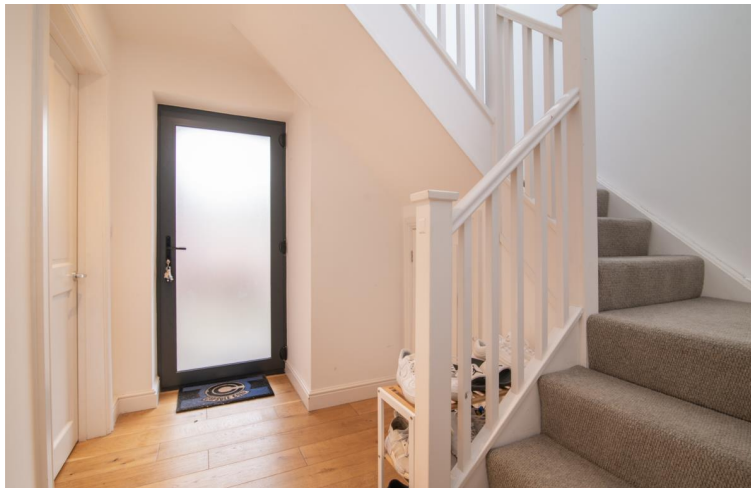
Completing the accommodation is the tasteful Bathroom, featuring an obscure window to the front. The suite comprises a P-shaped bath with a mixer shower over, a vanity wash hand basin, and a low-level W.C., all enhanced by a chrome towel rail for added luxury and convenience.

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KEY FEATURES

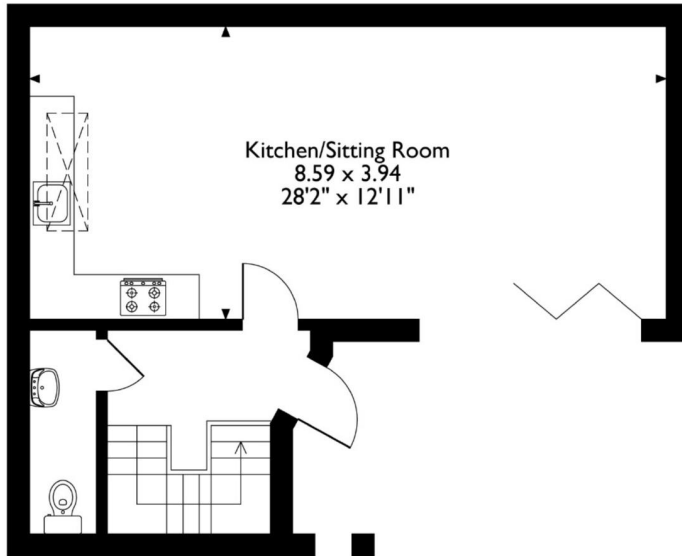
- Two bedroom detached house
- Ideal first time buy/investment property
- Close to the town centre and amenities
- Off road parking
- Spacious and modern living throughout
- Underfloor heating



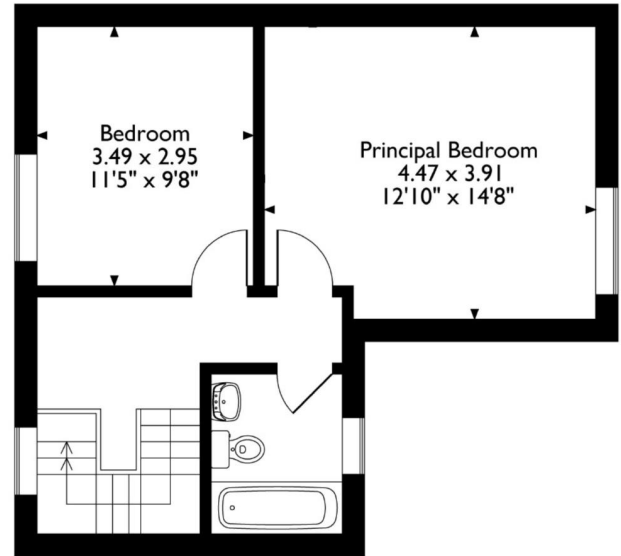
The property has an allocated off road parking space with an electric car charging point.



Approximate Gross Internal Area 86 Sq M/926 Sq Ft



Ground Floor



First Floor

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 Gloucester road coming into the town centre take the left turn onto Chase road and then right onto Old Gloucester road you will soon find Priest Mews on your right hand side.



INFORMATION

Postcode: HR9 5DF
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: B

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