



ROSS-ON-WYE

Guide price £250,000



ARCHER & CO

www.archerandco.com

To book a viewing call 01989 768484

18 TURBIT CLOSE

Ross-on-Wye, Herefordshire HR9 7WW



End of terraced Two bedroom house
Popular location, parking
NHBC guarantee

This two-bedroom, end of terraced house is located in the popular St. Marys Village with far reaching views over the countryside. The new development provides attractive community living with green spaces in abundance and small lakes bristling with wildlife.

Other attractive features are community centre, a free onsite resident gym, onsite bicycle rental, a running and activity path around the estate and more.

This two-bedroom property is situated in a residential area within a stone's throw of local amenities, schooling and the M50.

The market town of Ross-on-Wye is near the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



Guide price
£250,000



KEY FEATURES

- Modern End of terraced house
- Two bedrooms
- Open plan living
- Popular location, Off road parking
- Perfect first home, ready to move into straight away
- Large storage space



STEP INSIDE



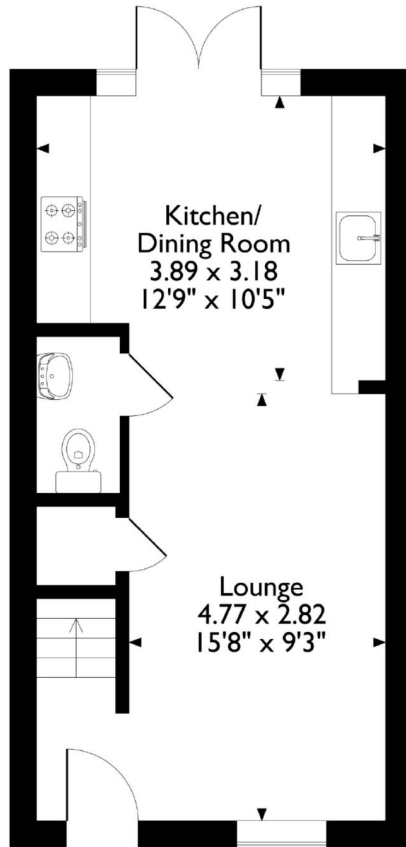
Upon entering the property, you are welcomed into the main living area which is open plan.

The lounge has a window overlooking the front of the property and the modern kitchen is fitted with integrated appliances to include fridge/freezer, oven with grill and four ring gas hob.

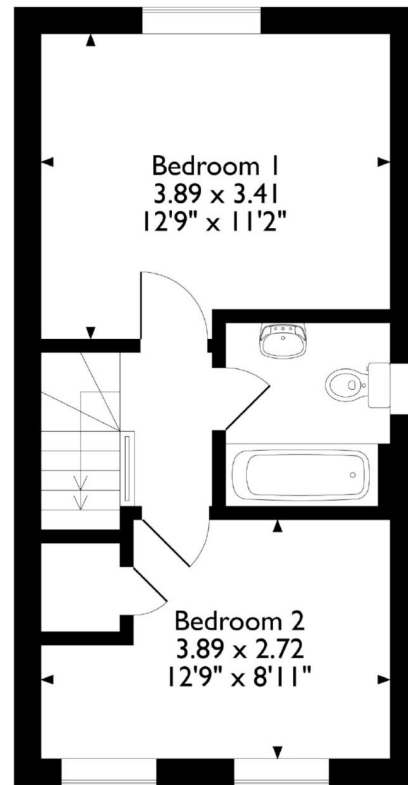
French doors from the kitchen lead you out to the garden perfect for entertaining with family and friends.

The downstairs cloakroom is just off the living area.

Approximate Gross Internal Area 688 Sq M/64 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.

To the first floor you will find two double bedrooms with a wall to wall fitted wardrobe in the master bedroom and a family bathroom with a modern three piece suite with overhead shower.

From the landing, a solid wooden loft ladder leads to a floorboard and insulated large attic space providing substantial storage space (6 m x 3.90 m).

AGENTS NOTE:

Annual Service Charge of £240
9 year HSBC Warranty

STEP OUTSIDE



To the side of the property, you will find parking for two cars and an inbuilt electric vehicle charging point.

The garden is mainly laid to lawn with a patio area perfect for Al-fresco dining and a good size summer house and a useful shed, both with electricity.

A gate from the garden leads out to the driveway.

INFORMATION

Postcode: HR9 7WW

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

From the A40 coming toward Ross-on-Wye take the first exit onto the Bypass and then at the first roundabout take the first exit into St. Marys Village. Follow Staling Road and take the fourth left turn and follow the road where you will soon find 18 Turbit Close on your right-hand side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		97
B (81-91)	83	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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.