



ROSS-ON-WYE

Guide price **£225,000**



1 ALPINE TERRACE

Smallbrook Road, Ross-on-Wye, Herefordshire HR9 7DW



Two-bedroom end of terrace house
Spacious living accommodation
Off road parking, enclosed gardens

Welcome to 1 Alpine Terrace, an appealing, charming two bedroom property, in need of updating and modernisation throughout, whilst offering spacious living, off road parking and generous enclosed gardens.

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.



Guide price
£225,000



KEY FEATURES

- Two-bedroom end of terrace house
- Spacious living accommodation with two reception rooms
- Off road parking, outbuildings
- Enclosed gardens
- Close proximity to the town centre and all amenities



STEP INSIDE



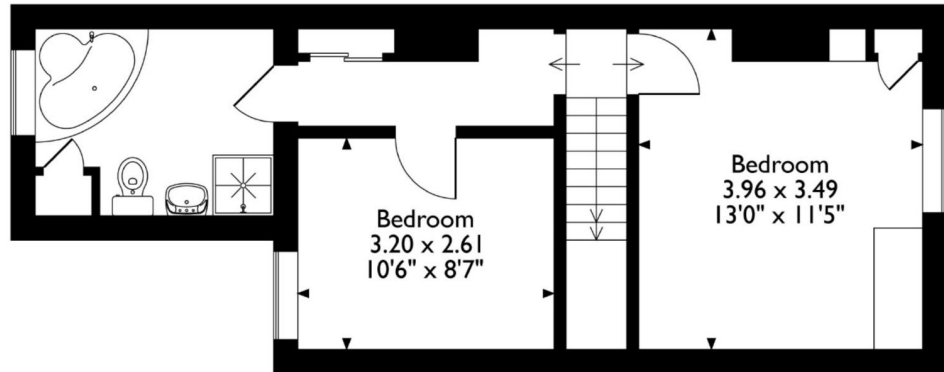
As you step inside, you are instantly greeted by the lounge, which has a window to the front aspect, exposed floor boards and a fireplace.

There is a door that leads to the dining room, again boasting an open fireplace with stone surround, and space for understairs storage.

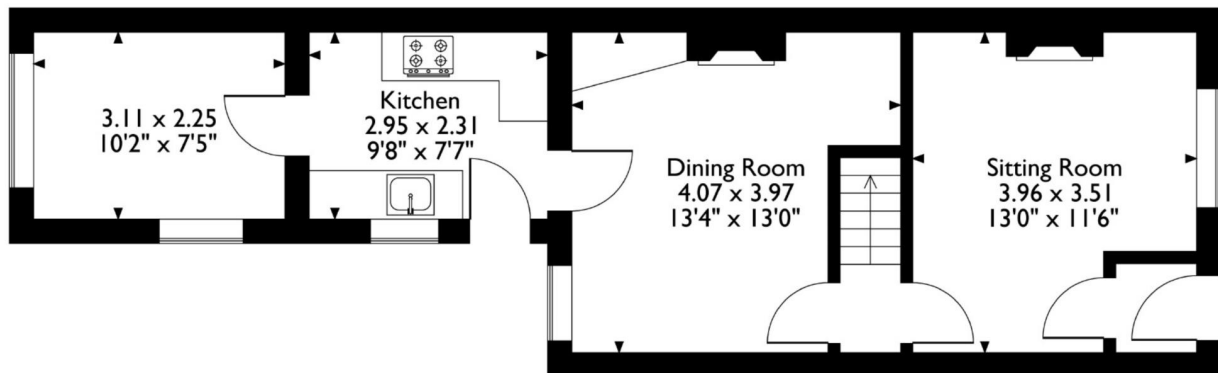
From here, a door leads to the kitchen, which is in need of updating and modernisation, currently having fitted wall and base units, with a single drainer sink unit.

There is a further opening through to an area which is currently used as utility room, having dual aspect windows.

Approximate Gross Internal Area 84 Sq M/904 Sq Ft



First Floor



Ground 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, doors lead to two double bedrooms and the bathroom.

Both bedrooms are well proportioned, the master being to the front aspect and having a fitted wardrobe. Bedroom 2 is to the rear aspect, again being a generous size.

The bathroom is to the rear of the landing, having a corner bath, shower cubicle, W.C and wash hand basin, with a window to the rear aspect.

STEP OUTSIDE



The gardens are extensive, immediately being met by a patio/seating area, which leads to a lawned area, there is a large outbuilding which is ideal for a workshop.

Gated access leads to the rear, where you can find off road parking for two vehicles.

INFORMATION

Postcode: HR9 7DW

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Ross-on-Wye, continue down Broad Street, turning right onto Station Street, continue to the junction turning right, when reaching the mini roundabout, take the third exit onto Smallbrook Road, where the property can be found after a short while on the right hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.