



ROSS ON WYE

Guide price **£95,000**



ARCHER & CO

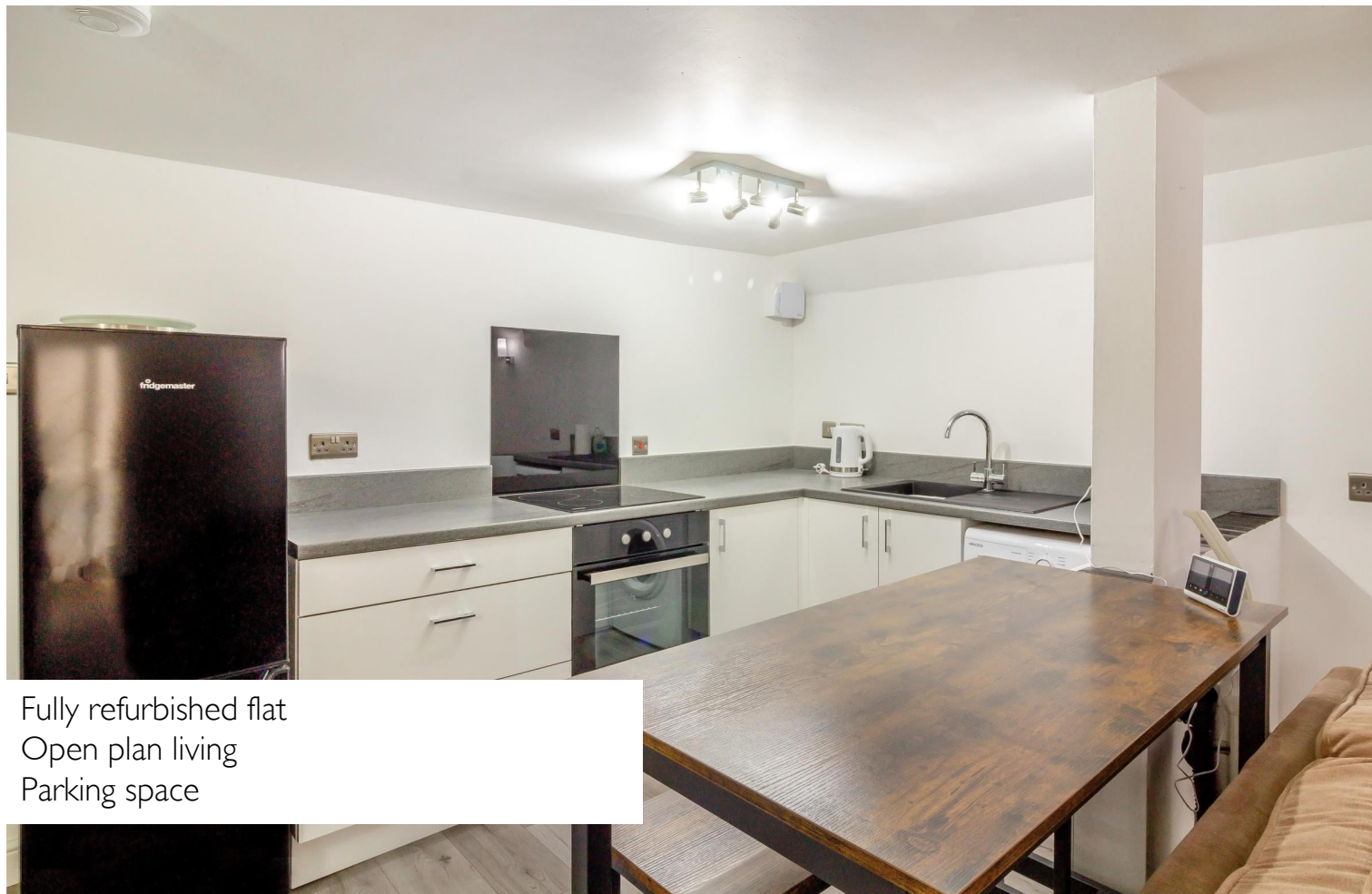
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To book a viewing call 01989 768484



# 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 Greytree, 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  
£95,000

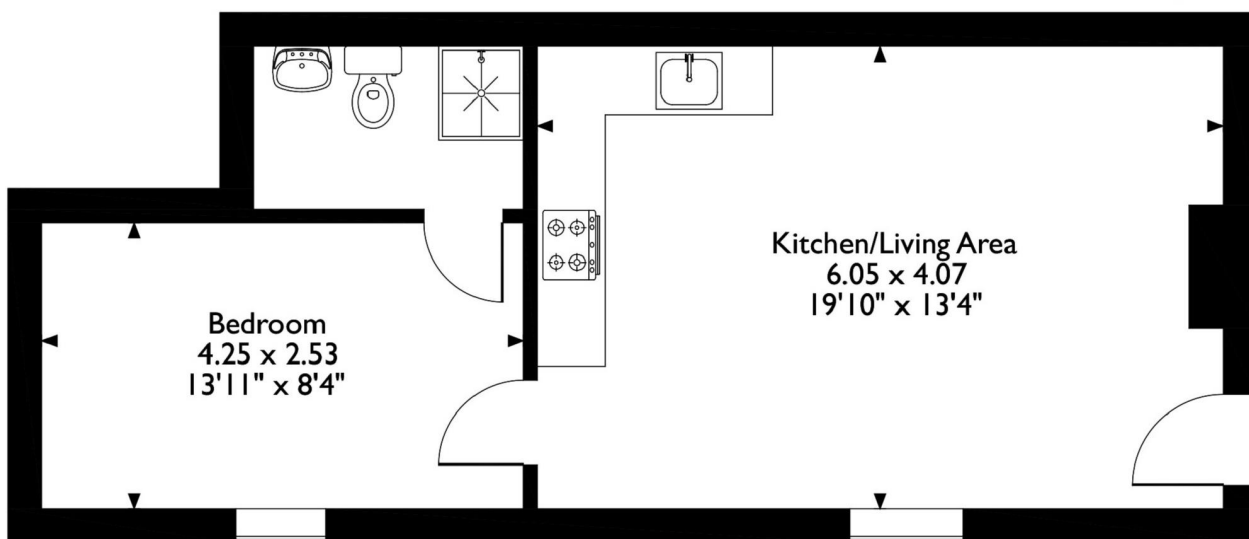


### KEY FEATURES

- 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 Greytree Road, follow this road under the bridge then bear right into Greytree 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

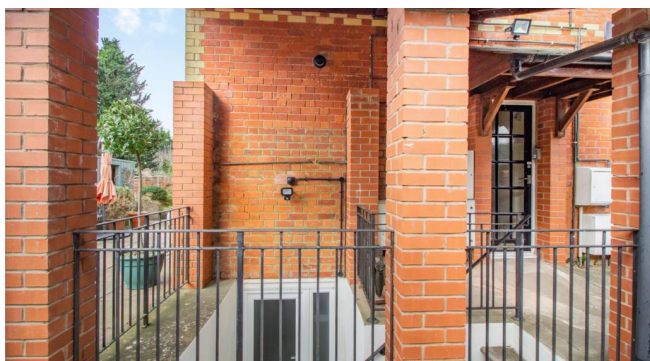
Tenure: Leasehold/share of Freehold

Tax Band: A

Heating: Electric

Drainage: Mains

EPC: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	25
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.