



# ROSS-ON-WYE

Guide price **£280,000**



ARCHER & CO

# POTPOURRI

Chase Road, Ross-on-Wye, Herefordshire HR9 5JQ



A perfect blend of modern comfort and charm  
Ideal for first-time buyers or investors  
Enjoy the tranquillity of the garden space

A charming semi-detached house located in the heart of Ross-on-Wye, offering access to local shops, restaurants, and amenities within walking distance.

This property is ideal for first-time buyers or investors, featuring three bedrooms and two bathrooms, along with a welcoming reception room.

The exterior benefits from off-road parking at the front, Workshop (20' x 10') and a garden area designed for relaxation and enjoyment. The property is walking distance from the town centre.



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## KEY FEATURES

- Semi-detached house ideal for first-time buyers
- Convenient off-road parking available
- Bright and airy living space with dining potential
- Versatile second-floor room for various uses
- Private garden, perfect for outdoor activities
- Close proximity to town amenities and transport



# STEP INSIDE



Upon entering, you're greeted by a spacious hallway that sets the tone for the warmth and character found throughout the home.

The ground floor encompasses a well-proportioned living area that flows seamlessly into a versatile dining space, perfect for gathering friends and family.

The kitchen boasts an efficient layout, featuring ample worktops and integrated appliances, ensuring it's both functional and inviting. Natural light streams through the windows, creating a bright environment for culinary endeavours.

Potpourri, Chase Road, Ross-on-Wye  
Approximate Gross Internal Area  
102 Sq M/1098 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.

Ascend the staircase to the first floor, where you'll discover two inviting bedrooms, each with their unique style and decorative touches. A thoughtfully positioned bathroom having wash hand basin, W.C. and bath with shower above.

The second floor reveals a versatile large room that can be adapted for various uses be it a peaceful retreat, a home office, or a guest bedroom, allowing for added flexibility in living arrangements.

The interiors harmoniously blend modern amenities with inviting rustic elements, including exposed beams that highlight the home's character. The combination of light colours and decorative fixtures creates a cosy atmosphere, making it feel like a true sanctuary.



## STEP OUTSIDE

The outdoor space is equally appealing, offering a garden that features a stone-paved patio, ideal for al fresco dining or simply enjoying the fresh air. Fenced for privacy, this area is adorned with greenery, enhancing the tranquil environment. The garden is easily accessible from the interior, fostering a seamless connection between indoor and outdoor living. This property caters to those who appreciate a low-maintenance garden while still having space to unwind and entertain outdoors. There is also a useful Workshop (20' x 10').

Agent note: Adjoining property has a pedestrian right of way to access their property across driveway.

## INFORMATION

Postcode: HR9 5JQ  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: E



# STEP OUTSIDE



## DIRECTIONS

From Gloucester Road heading towards the town turn left onto Chase Road and you will see the property on the corner of Chase Road and Old Gloucester Road.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92-100)                                  |                         | 81        |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   |                         |           |
| E (39-54)                                   | 47                      |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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