



BRAMPTON ABBOTTS

Guide price **£220,000**



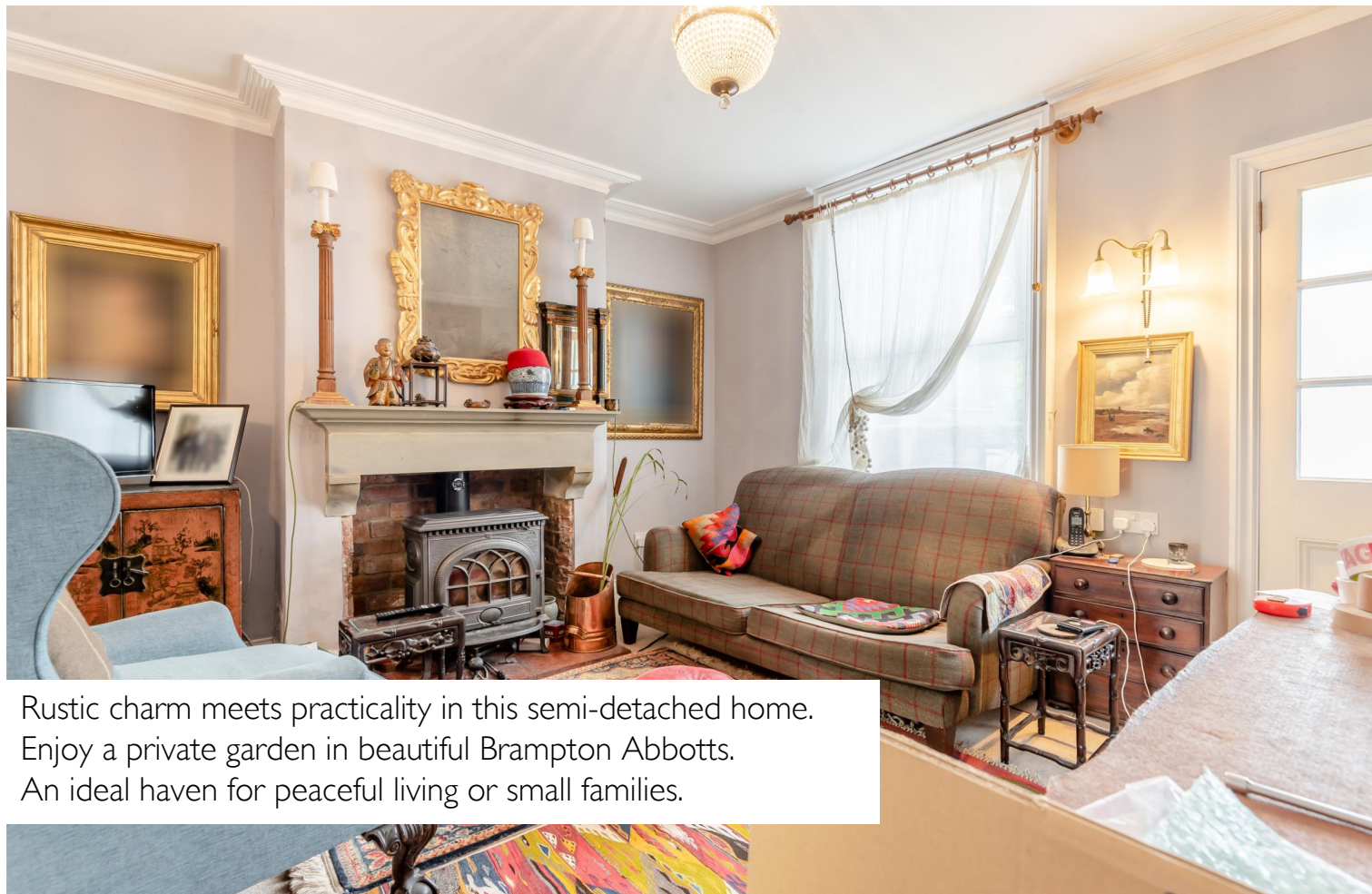
ARCHER & Co

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FERNSIDE

Brampton Abbots, Ross-on-Wye, Herefordshire HR9 7JE



Rustic charm meets practicality in this semi-detached home. Enjoy a private garden in beautiful Brampton Abbots. An ideal haven for peaceful living or small families.

Nestled in the scenic area of Brampton Abbots, this semi-detached home boasts a welcoming facade adorned with Wisteria and surrounded by lush greenery. As you approach the home, a pathway bordered by hedges leads you to the inviting entrance. The interior features a practical layout, perfect for a small family or individuals seeking a quaint retreat.

The ground floor hosts a comfortable reception room filled with natural light, leading through to the kitchen is with fitted wooden cabinetry, creating a warm and functional atmosphere. Ascending the staircase, the two bedrooms provide ample sunlight and are designed for relaxation. The bathroom is practical and bright, ensuring a serene personal space. With local amenities and beautiful countryside on your doorstep, this property represents a delightful balance between comfort and rural living.

STEP INSIDE

Upon entering the property, you are greeted by a light and compact reception room. This space serves as the central hub of the home, providing a warm atmosphere for both relaxation and gatherings. The large windows ensure plenty of natural light, making the room feel airy and inviting. Adjacent to the reception room, the kitchen features rustic wooden cabinetry. This space is functional, allowing for cooking and entertaining with ease.

The kitchen layout optimises convenience, ensuring everything is within reach. Moving upstairs, you will find two well-sized bedrooms, each designed to maximise natural light and ventilation. The bedrooms provide a comfortable retreat, ideal for quiet evenings or restful nights. The bathroom, with its practical fittings, includes a bath and sink, set against bright window light, which adds to the overall comforting experience of the home.

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KEY FEATURES

- Charming semi-detached home
- Two bright, airy bedrooms
- Practical kitchen with wooden cabinetry
- Private garden space with pathways
- Located in scenic Brampton Abbots
- Ideal for small families or individuals



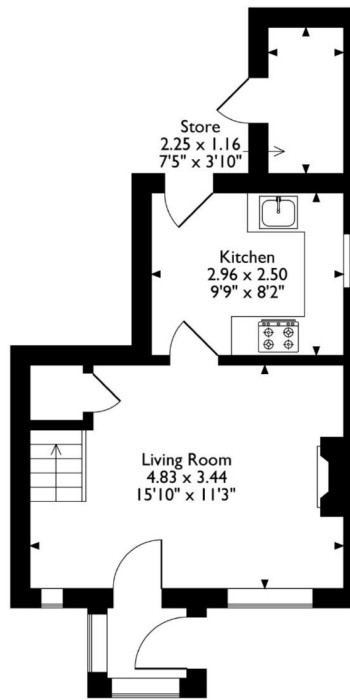
STEP OUTSIDE

The external aspect of the property features an inviting garden to the rear of the house, offering a grassy retreat with natural charm. The garden is enclosed, providing a sense of privacy while still allowing for enjoyment of the outdoors. Well-maintained pathways lead through the green space, perfect for relaxing in the fresh air. Trees and shrubs dot the landscape, enhancing the connection to nature and providing additional greenery. The exterior walls of the home, adorned with vines, contribute to the rustic character of the property and blend seamlessly with the surrounding environment.

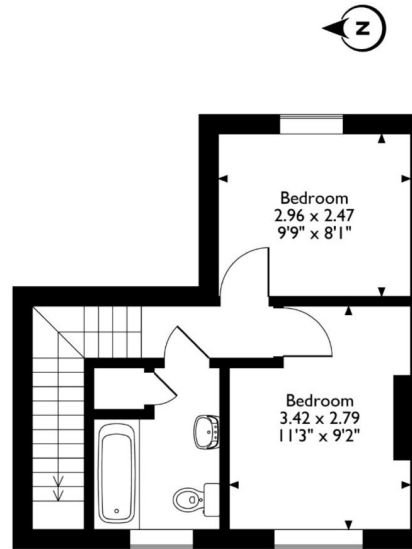
This outdoor space is perfect for enjoying the tranquil beauty of rural life, whether for gardening, relaxing, or entertaining guests.



Approximate Gross Internal Area
Main House = 54 Sq M/581 Sq Ft
Outbuilding = 3 Sq M/32 Sq Ft
Total = 57 Sq M/613 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

What3words: ///humans.circles.perused



INFORMATION

Postcode: HR9 7JE
Tenure: Freehold
Tax Band: B
Heating: Electric
Drainage: Mains
EPC: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	42	83
England & Wales		
EU Directive 2002/91/EC		

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