



# ROSS-ON-WYE

Offers over £310,000



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# 19 TURBIT CLOSE

Ross-on-Wye, Herefordshire HR9 7WW



Stylish modern townhouse within sought-after Village  
Beautifully presented four-bedroom home  
Driveway parking and EV charging point

Built in 2022, this well presented three-storey, semi-detached townhouse offers spacious accommodation finished to a high standard throughout. Situated within the popular St Mary's Garden Village development in Ross-on-Wye, the property enjoys modern design, bright and spacious living areas, and access to excellent community facilities. With four bedrooms, two bathrooms, driveway parking, and a private rear garden, this home is ideal for families or professionals seeking stylish and contemporary living in a convenient and well-connected location.

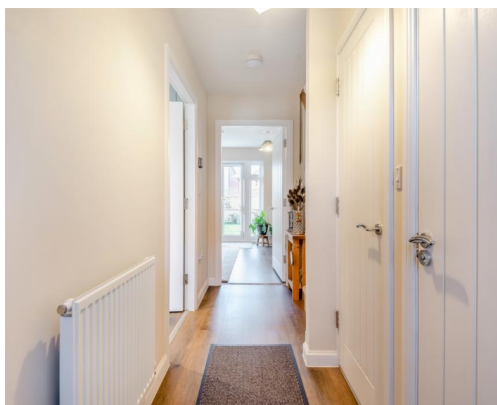


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## KEY FEATURES

- Modern four-bedroom semi-detached townhouse built in 2022
- Spacious and beautiful accommodation over three floors
- Contemporary kitchen with integrated appliances
- Principle bedroom with ensuite, fitted wardrobes and dressing area
- Driveway parking for three cars with EV charging point
- Sought-after St Mary's Garden Village location





# STEP INSIDE



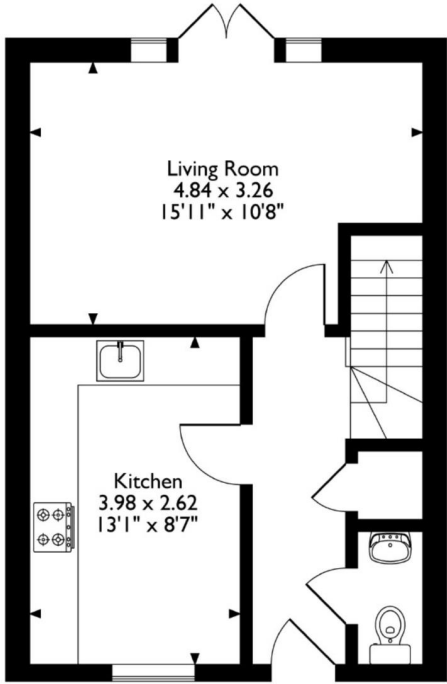
On the ground floor, a welcoming entrance hall leads through to a bright and airy living room with French doors opening onto the rear garden.

The stylish kitchen is fully fitted with a range of contemporary units and integrated appliances, complemented by a sleek wood-effect floor.

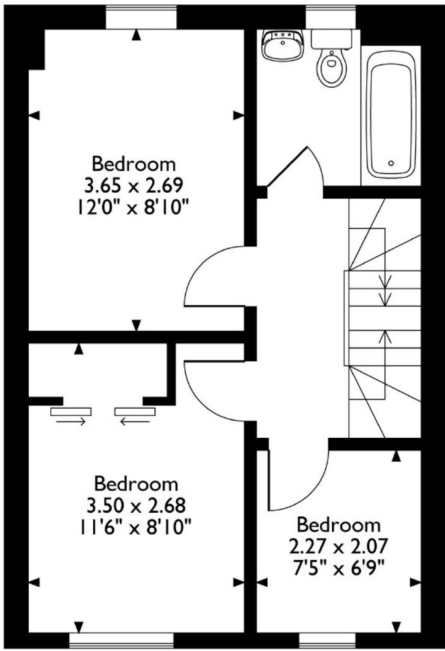
A convenient cloakroom completes the ground floor accommodation.

Approximate Gross Internal Area

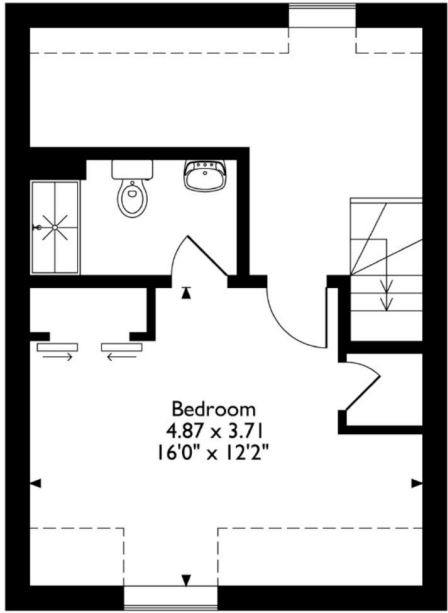
104 Sq M/1119 Sq Ft



Ground Floor



First Floor



Second 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.

The first floor offers two double bedrooms and a good-sized single bedroom, ideal as a child's room or home office, along with a modern family bathroom.

The top floor is dedicated to a spacious principal suite featuring a generous double bedroom, fitted wardrobes, an ensuite shower room, and a spacious landing area perfect for use as a dressing space.



# STEP OUTSIDE



Outside, the property benefits from a driveway with an electric vehicle charging point and parking for three cars. The west facing rear garden enjoys a paved patio area and a lawn, creating a lovely space for relaxing or entertaining.

Set within the sought-after St. Marys Garden Village development, just over a mile from Ross-on-Wye town centre, residents enjoy access to a range of fantastic community facilities including a gym, community hub, children's play area, sports and walking spaces, allotments, landscaped gardens, and wildlife ponds all surrounded by the beautiful Herefordshire countryside.

## AGENT'S NOTE

There is a management fee payable for the development currently of £30 per month which the vendor advises includes access to the gym, community hall and children's play area.

## INFORMATION

Postcode: HR9 7WW

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC:B





## DIRECTIONS

WHAT3WORDS///bandaged.laptops.wash





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)	85	
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	

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