

172 Ross Road, Hereford, HR2 7PH  
Guide price £449,500



Character & Country

PROPERTY SPECIALISTS



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## **A SPACIOUS AND WELL APPOINTED DETACHED FAMILY HOME OF CHARACTER, WITH LARGE REAR GARDENS AND MULTIPLE OUTBUILDINGS**

### **SITUATION & DESCRIPTION**

The property occupies a pleasant part elevated position within walking distance of the city centre amenities and also further amenities including Tesco and Co-op stores, post office and fish and chip takeaway on the Holme Lacy Road.

The property itself has been well maintained an upgraded and now provides character spacious accommodation, the large rear gardens benefitting from very extensive storage and numerous outbuildings. In detail this property comprises

### **PORCH**

### **HALL**

With oak floor, archway, under stairs storage cupboard

### **OFFICE**

With panelled walls and bay window

### **SHOWER ROOM**

With large wide bore shower, wash hand basin, WC

### **SITTING ROOM**

With bay window, double doors to delightful part covered garden seating area. Exposed timbers, large fireplace, wood burning stove.

### **WELL FITTED KITCHEN**

Recently upgraded with new island unit and quartz worktops, five ring gas hob, oven and grill, plumbing for automatic dishwasher, stainless steel sink unit, cupboards and drawers, work surface, eye level wall cupboards. Open plan access to

### **DINING ROOM**

Exposed timbers and oak floor.

### **UTILITY ROOM**

Also recently upgraded with gas fired central heating boiler, plumbing for automatic washing machine, work surface space and shelving, airing cupboard with hot water cylinder

### **SEPARATE WC**

### **ON THE FIRST FLOOR**

### **BEDROOM ONE**

With pleasant garden views, part barrelled ceiling

### **EN SUITE BATHROOM**

### **BEDROOM THREE**

Leading to

### **BEDROOM TWO/DRESSING ROOM**

With

### **SHOWER & WC**

### **BEDROOM FOUR**

With part pitched ceiling

### **FAMILY BATHROOM**

### **OUTSIDE**

To the front is a tarmacaded parking and turning area with the large main gardens being to the rear. Further parking area. Extensive lawn with storage sheds and stores, patio with ornamental pool and plants. part covered seating area. These delightful lawned gardens compliment this already mostly attractive city property.

### **PRINCIPAL OUTBUILDINGS**

Comprising

### **SUMMER HOUSE/GYM**

With verandah, power and lighting

### **DETACHED OFFICE & STORE**

With power and lighting

### **DETACHED GARAGE**

Two compartments with additional storage





## SERVICES

We are informed by the vendor that all mains services are connected

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.





# Ross Road, Hereford, HR2

Approximate Area = 1792 sq ft / 166.4 sq m (includes garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

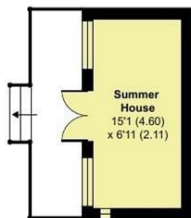
Outbuildings = 512 sq ft / 47.6 sq m

Total = 2368 sq ft / 220 sq m

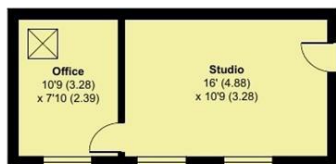
For identification only - Not to scale

Denotes restricted head height

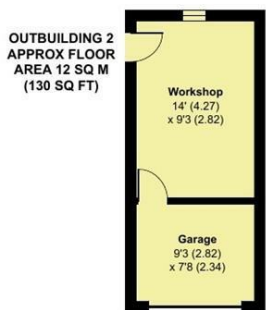
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUTBUILDING 3  
APPROX FLOOR  
AREA 9.8 SQ M  
(105 SQ FT)

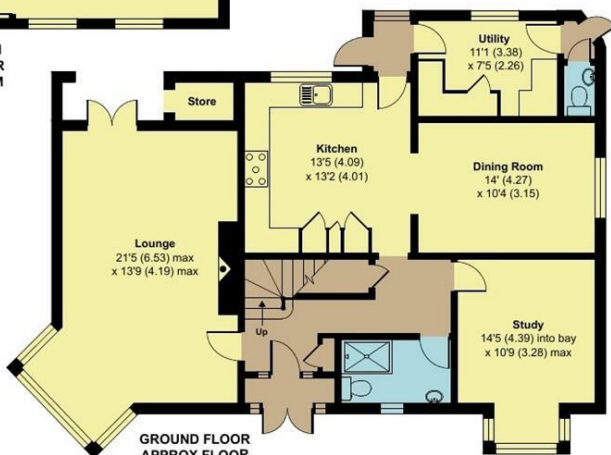


OUTBUILDING 1  
APPROX FLOOR  
AREA 24.4 SQ M  
(263 SQ FT)

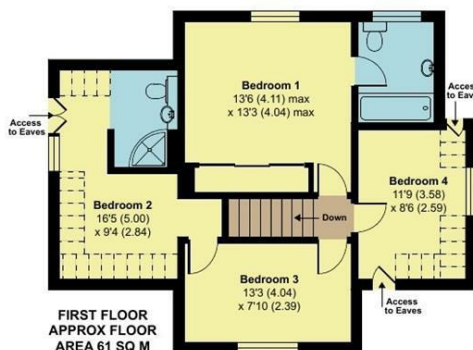


OUTBUILDING 2  
APPROX FLOOR  
AREA 12 SQ M  
(130 SQ FT)

GARAGE  
APPROX FLOOR  
AREA 6.6 SQ M  
(71 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 104.7 SQ M  
(1128 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 61 SQ M  
(657 SQ FT)



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- RECENTLY FURTHER IMPROVED WITH REFURBISHED KITCHEN, NEW BASE ISLAND UNIT AND QUARTZ WORK TOPS
- LARGE REAR GARDENS WITH GARDEN ROOM AND FURTHER HOME OFFICE, EXTENSIVE STORAGE AND NUMEROUS GARDEN SHEDS
- IDEAL FOR HOME WORKING/ANNEXE POSSIBILITIES IN THESE ADJACENT OUTBUILDINGS (SUBJECT TO ANY NECESSARY CONSENTS)
- ALL MAIN ACCOMMODATION DOUBLE GLAZED AND CENTRALLY HEATED
- NEW LUXURIOUS CONTEMPORARY STYLED ENSUITE BATHROOM WITH WC, WASH HAND BASIN AND CABINET, BALL AND CLAW FOOT BATH WITH STAND ALONE TAP AND SHELVING
- DOUBLE GLAZING FURTHER IMPROVED WITH A NUMBER OF NEW WINDOWS FITTED
- OUTSIDE PAVED TERRACE NOW WITH CANOPY AND FRAME TO PROVIDE A DELIGHTFUL SHADED SEATING AREA
- PORCH, HALL, OFFICE, SITTING ROOM, KITCHEN, DINING ROOM, UTILITY, SEP WC AND SHOWER ROOM
- 4 BEDROOMS, BATHROOM, DRESSING ROOM/GUEST BEDROOM WITH SHOWER
- CLOSE TO A WIDE RANGE OF AMENITIES AND JUST A FEW MINUTES DRIVE INTO THE CITY CENTRE