

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



MODERN THREE-BED HOME WITH EN-SUITE, INTEGRATED KITCHEN, EV CHARGER, HONEYWELL SMART HEATING, AND INSULATED GARDEN OFFICE. LANDSCAPED GARDEN, PARKING FOR TWO. QUIET CUL-DE-SAC NEAR ROSS-ON-WYE. TURNKEY AND ENERGY-EFFICIENT. EPC B

Guide Price - £375,000

6 Archangel Close, Ross-On-Wye, Herefordshire, HR9 7YJ

3 2 1



6 Archangel Close

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

Situated in a quiet cul-de-sac, 6 Archangel Close is a well-presented and energy-efficient three-bedroom home offering modern, low-maintenance living just moments from Ross-on-Wye town centre.

The ground floor features a welcoming entrance hall with wood-effect flooring, storage, and a W/C. The sitting room is light and airy with a front-facing window, while the spacious kitchen/diner to the rear includes integrated Bosch appliances, a Prima oven and microwave, a gas hob with extractor, and ample cupboard space. A composite sink, floor heater, ceiling spotlights, and a pendant light over the dining area complete the space.

Upstairs, the landing provides loft access to a fully insulated and boarded attic. The master bedroom enjoys dual-aspect windows, fitted wardrobes, and a modern en-suite with walk-in shower, heated towel rail, and vanity unit. Two additional bedrooms are well-proportioned, with bedroom two also featuring built-in storage.

Outside, the landscaped rear garden is part paved and part artificial lawn with surrounding flower beds. A standout feature is the fully insulated summer house/home office, complete with power, lighting, internet, and heating-ideal for remote work. The property also benefits from a Hive-controlled combi boiler, 7.4kW EV charger, and parking for two vehicles.

Entrance Hall

Accessed via a partially glazed secure UPVC front door, the hallway features wood-effect laminate flooring, radiator, two pendant light fittings, storage cupboard, and a ground floor W/C. Doors leading to.

Sitting Room 4.99m (16ft 1in) x 3.20m (10ft 4in)

A bright and welcoming space with wood-effect flooring, two pendant light fittings, radiator, and a window to the front elevation.

Kitchen-Diner 5.97m (19ft 3in) x 3.04m (9ft 10in)

A spacious and well-equipped kitchen with a range of eye-level and base units, laminate worktops, composite sink and a half drainer with mixer tap. Integrated Bosch fridge freezer, dishwasher, washing machine, single Prima oven and microwave, along with a 4-ring gas hob and extractor above. Pendant light fitting over the dining area, ceiling spotlights, floor heater, and radiator. Double doors leading to garden. Window to rear elevation.





WC

The cloakroom includes an obscured window to the side, low-level W/C, wash hand basin, pendant light fitting.

Storage Cupboard

A storage cupboard provides useful space for coats, shoes, and cleaning items.

Landing

Carpeted throughout with two pendant light fittings, radiator, and storage. Access to a fully insulated and boarded loft. Doors leading to.

Master Bedroom 6.17m (19ft 11in) Maximum to recess x 3.04m (9ft 10in)

Dual aspect windows to the rear, two pendant light fittings, fitted wardrobes, and access to en-suite.

En-suite Shower Room

Modern en-suite with obscured side window, walk-in shower, wash hand basin, low-level W/C.

Bedroom Two 3.20m (10ft 4in) x 3.10m (10ft)

Carpeted throughout, fitted wardrobes, window to front elevation, radiator, and pendant light fitting.

Bedroom Three 2.82m (9ft 1in) x 2.40m (7ft 9in)

Window to front elevation, carpeted, radiator, and pendant light fitting.

Family Bathroom

Features a wash hand basin with mixer tap, obscured side window, bath, ceiling spotlight, and electric towel rail. Tile Splashback.

Summer House 4.13m (13ft 4in) x 2.89m (9ft 4in)

Fully insulated with power, lighting, internet access, extractor fan, ceiling spotlights, bi-fold doors, wood-effect flooring, and heater—ideal for home working.

Outside

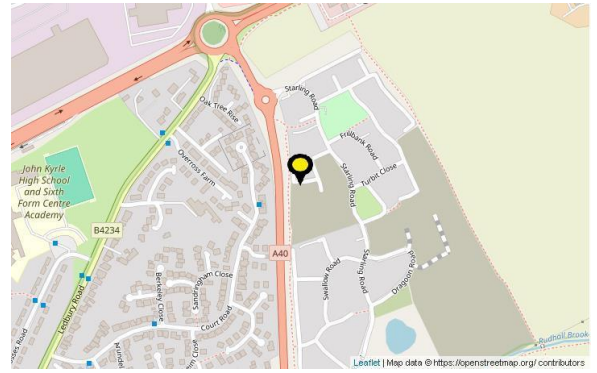
Front - Driveway with tandem parking for two vehicles and a 7.4kW EV charger. Flower beds and lawn area.

Rear - Landscaped with a combination of paving and artificial grass, surrounded by flower beds. Secure side gate.

Store Room 2.89m (9ft 4in) x 2.04m (6ft 7in)

Directions

From the High Street in Ross-on-Wye, head north-west towards Market Place along the B4260 for approximately 446 feet. Turn left onto Wilton Road (B4260) and continue for 0.8 miles. At the roundabout, take the fourth exit onto the A40 and proceed for 1.5 miles. When you reach Over Ross Roundabout, take the third exit to stay on the A40. Shortly after, at the next roundabout, take the first exit onto Starling Road. Continue for 0.1 miles, then turn right onto Horseman Close. After approximately 266 feet, turn right again onto Archangel Close.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

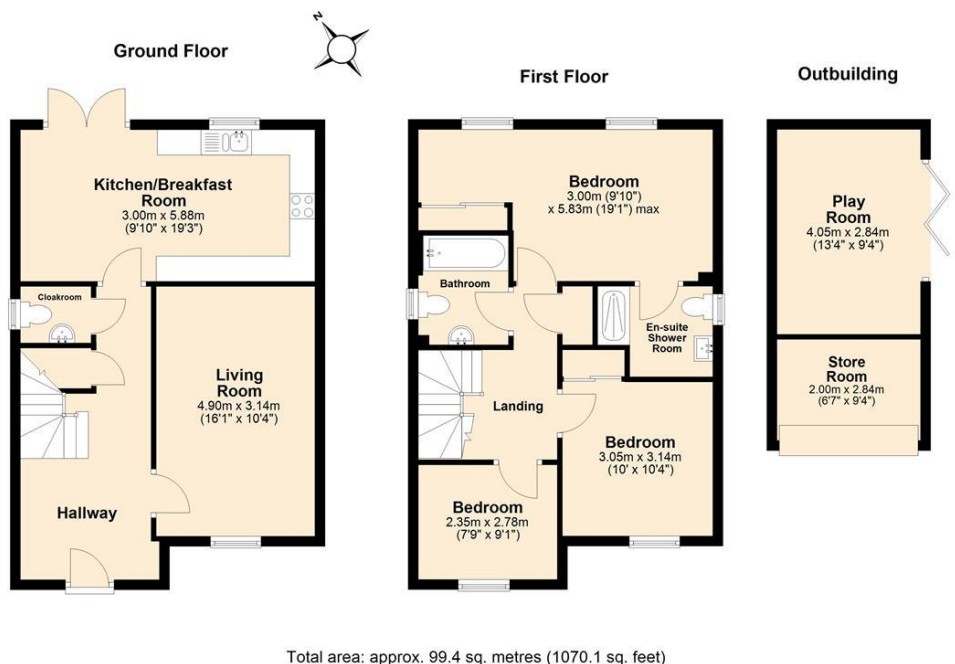
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is B(84).



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

