

for sale

£280,000



## Ross Road Hereford HR2 7RR

This charming property provides ideal family accommodation over two floors. Originally built in the 1930s, the ground-floor of this spacious property has been extended and now provides a living room to the front, a downstairs w.c, newly fitted Howdens kitchen and separate dining room/snug to the rear. Upstairs are three bedrooms and a bathroom. The property also offers gated driveway parking to the rear in front of the single garage.



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## Entrance Hall

Ceiling light point, central heating radiator, stairs to first floor landing and double glazed obscure window to side.

## Cloakroom

An under stairs cloakroom with, low level WC, wash hand basin and ceiling light point.

## Lounge

13' 1" x 12' 2" ( 3.99m x 3.71m )

Double glazed bay window to front, ceiling light point, electric fire place and central heating radiator.

## Kitchen

18' 4" x 11' 1" ( 5.59m x 3.38m )

A modern fitted (Howdens) kitchen with soft close wall and base units, one and a half bowl sink and drainer, an integrated oven, grill and fridge freezer and additional space for a washing machine. A central island also features an integrated induction hob with built in ventilation system. Additionally, there are spotlights and a surround sound system to the ceiling, double glazed window to rear and side door giving access to the garden.

## Dining Room

16' 1" x 10' 2" ( 4.90m x 3.10m )

An extension to the rear ground floor with four wall light points, central heating radiator, gas fireplace and double doors to patio.

## Landing

Double glazed window to side elevation, ceiling light point and loft hatch.



## Bedroom One

14' 11" x 11' 11" max ( 4.55m x 3.63m max )

Double glazed bay window to front elevation, ceiling light point with fan and central heating radiator.

## Bedroom Two

11' 7" x 10' 6" ( 3.53m x 3.20m )

Double glazed window to rear elevation, ceiling light point, central heating radiator and fitted storage.

## Bedroom Three

9' 7" x 5' 11" ( 2.92m x 1.80m )

Double glazed window to front elevation, ceiling light point and central heating radiator.

## Bathroom

Low level WC, bath with shower overhead, wash hand basin, spotlights to ceiling, airing cupboard and double glazed windows to side and rear elevations.

## Rear Garden

An enclosed garden to the side of the property, mainly laid to lawn leading to the garage and rear gated driveway. With outdoor power points.

## Garage

11' 1" x 17' ( 3.38m x 5.18m )

Up and over doors to front and door to the side, with power and light.







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Property Ref: HER314981 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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