

for sale

£599,950



The Steps Phocle Green Ross-On-Wye HR9 7TW

This 19th Century Cottage, now a licensed HMO offers a smart investment opportunity or an exciting opportunity for home-movers. For a rural escape or an addition to a portfolio, this home in Phocle Green is a must-view. Boasting a generous plot and a large floor plan, this home is available today.

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Entrance Porch

Bay door entrance, window to the side, two spotlights.

Cloakroom/Bathroom

W.C, wash basin, heated towel rail, one spotlight.

Shower Room/Wet Room

Electric shower, one centre spotlight.

Lounge

Window to the front of the property, log burner, four spotlights.

Kitchen/Diner

Bi-fold doors to the side of the property, two integrated double ovens, microwave, integrated hob, integrated fridge freezer & dishwasher, two central heated radiators, eight spotlights.

Utility Room

Window to the side of the property, door to access the side of the property, wall & base units, wash basin, pluming for washing machine, central heating radiator.

Downstairs Bedroom

Windows to the front and side of the property, central heated radiator, six spotlights.

first floor Landing

Three spotlights.



Bedroom One

Window to the front, central heated radiator, six spotlights.

En Suite

Heated towel rail, W.C, wash basin, wet room with electric shower.

Bedroom Two

Window to the front, central heated radiator, four spotlights.

Bedroom Three

Bay doors & two windows to the rear of the property, central heated radiator, six spotlights.

Bathroom

Frosted window to the rear, electric shower, panelled bath, wash basin, W.C, heated towel rail, four spotlights.

Second Floor Landing

Window to the rear, three spotlights.

Bedroom Four

Sloped ceilings, window to the rear& front, two central heated radiators, six spotlights.

Walk In Wardrobe

one spotlight.

En Suite

Sloped ceilings, window to the rear, wet room electric shower, base storage units, wash basin, W.C, heated towel rail, two spotlights.

Front Garden

Green to the front from the drive, four wall light points, gated access to the side.

Rear Garden

Wooden steps leading up two garden levels, wood& metal gates, hedge& fence surround, five wall light points.

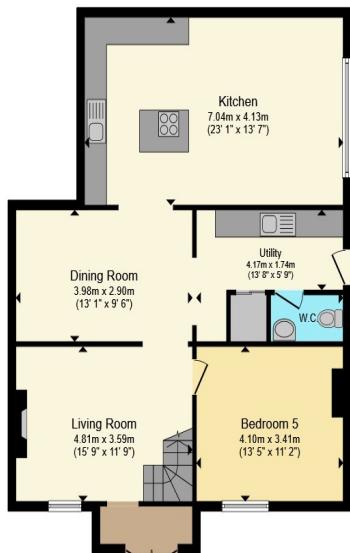
Parking

two - three car drive

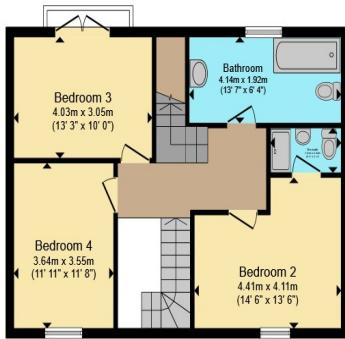
Garage

Up and over door, two windows to side, doors to side and rear, power and lighting.

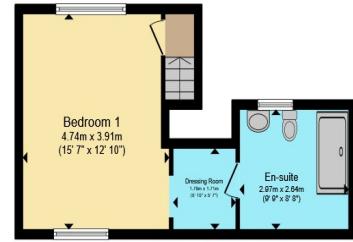




Ground Floor



First Floor



Second Floor

Total floor area 177.6 m² (1,912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HER316194 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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