



**5 Channing Mews, Ross-On-Wye HR9 5WH**  
**£365,000**



## 5 Channing Mews, Ross-On-Wye HR9 5WH

• Three bedroom property • Off road parking • Private garden • Popular market town • Freehold • Tax band C • EPC B82

**£365,000**

### Entrance hall

Accessed via the front door providing you access to all ground floor rooms with stairs leading to the first floor and a understairs storage cupboard.

### WC

WC and wash hand basin.

### Living room

Spacious living room with two sets of French doors and one featuring windows facing rear aspect overlooking the garden.

### Kitchen / breakfast room

Ample storage in a range of floor and eye level units, accompanied by integrated appliances to include electric oven with a four ring electric hob and a dishwasher. Window to front aspect and French doors leading out.

### Utility room

Range of base and wall mounted cupboards along with a single drainer sink, space for white goods. Additional space and plumbing for a washing machine. Door to the side.

### Master bedroom

Double bedroom. Featuring two sky lights and a window facing the front aspect.

### En-suite

En-suite comprising shower enclosure, WC and a wash hand basin.

### Second bedroom

Double bedroom. Window to rear aspect overlooking the garden.

### Third bedroom

Built in storage. Window facing rear aspect overlooking the garden and a sky light.

### Bathroom

Bath with a shower, WC and wash hand basin. sky light.

### Outside

To the front of the property is parking for two cars on a driveway. Access to garden through side gate. Well kept private garden boasting a patio area with steps leading up to a lawn featuring a summer house and multiple beds and boarders with mature shrubs.

### Location

The property is situated on the edge of the market town of Ross on Wye. Having a good range of sporting, shopping and social facilities and excellent links to South Wales and the Midlands via the A40 & M50 motorway. The popular market town of Ross on Wye offers an assortment of local shops, a range of restaurants, welcoming pubs and various leisure facilities. Ross is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and there is also a range of beautiful walks, which take in the stunning countryside and river scenery around Ross.

### Material information

Tenure: Freehold

Council tax band: C

Local Authority & rates: Herefordshire County Council - £2029.68 (2024/2025)

Electricity supply: mains

Water supply: mains on meter

Sewerage: mains

Heating: mains gas

Broadband speed: Basic 19 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



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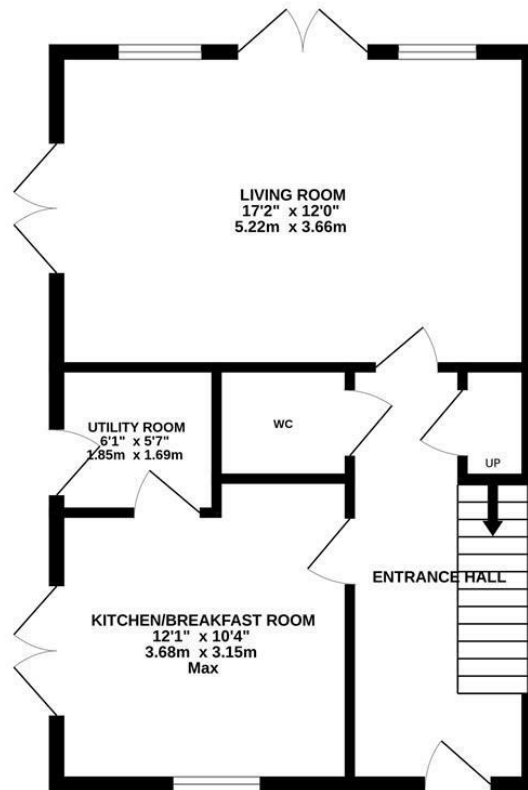
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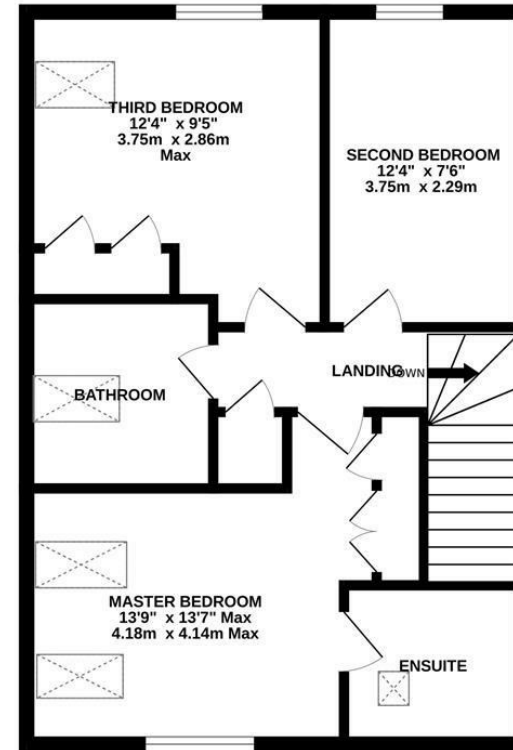
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GROUND FLOOR



1ST FLOOR



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