



73 Ross Road, Hereford, HR2 7RJ

 **Sunderlands**
Residential Rural Commercial

**73 Ross Road
Hereford
HR2 7RJ**

Summary of features

- Detached three-bedroom house with one bedroom Annex.
- Sought-after residential area.
- Lovely family home near amenities.
- Large enclosed rear garden.
- Workshop and garage.
- Garden and summerhouse with bar and entertaining space.

Asking price £560,000

Description

A detached individual family home set in a highly sought-after area, south of the city of Hereford. The property is well presented throughout and offers spacious accommodation, including its very own one-bedroom Annex. The property has been tastefully decorated and the generous sized garden provides the most amazing outdoor entertaining space. To avoid missing out, please call the office to arrange your viewing – 01432 356 161.

Situation

The property is located approximately a quarter of a mile south of Hereford city centre. In the immediate locality there are a range of amenities including primary and secondary schools, church, public house and local shops. Hereford as a whole, being easily accessible and offering a wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

Accommodation

The property offers spacious accommodation throughout and comprises enclosed: Entrance Porch, open plan kitchen, dining and living room space, three double bedrooms with one en-suite and a family bathroom.

The one-bedroom Annex can be accessed separately to the main residence and comprises utility/kitchen area, living room, main bedroom and shower en-suite.

Enclosed Entrance Porch

With door through to –

Open Plan Living Area

Which can be separated into its individual sections.

Living Room

Which has a lovely bay window to the front, centre piece wood burning stove and bi-folding doors to the rear garden.

Kitchen/Dining Space

Provides the ideal entertaining area and can accommodate a large number of guests. The kitchen which has matching wall and base units with integrated appliances, sink drainer unit and a kitchen island fitted with electric hob and extractor fan. The kitchen also provides access to the rear garden via another lovely set of bi-folding doors.

To the front of the property, you also have a space which the current Vendors are using as a home office.







First Floor

Landing

With Velux window to the front and provides access to all First Floor rooms.

Bedroom One

Having built-in walk-in wardrobe, eave storage and window overlooking the rear garden.

Bedroom Two

With built-in fitted wardrobes and an en-suite to include wash hand basin and WC.

Bedroom Three

With window overlooking the rear garden.

Family Bathroom

Comprising separate bath, wash hand basin, WC and a large walk-in shower. The bathroom also includes base unit perfect for storing essential units.



The Annex

The one-bedroom Annex can be accessed via the main residence or the separate Entrance Hallway from the front of the property.

Utility/Kitchen

The Vendors are currently using this space as a utility area for the main residence but could be adapted into a Kitchen.

Living Room

Which has a window overlooking the rear garden.

Bedroom

With window to the front and side of the property. Also gives access to the en-suite.

En-suite Shower Room

Which has a three-piece suite to include walk-in shower, wash hand basin and WC.





Outside:

To the front of the property you have a tarmacked drive with two access entrance points, the driveway also provides ample off street parking.

From the front of the property you can access the **detached garage which measures 15x8ft**. The single garage is mainly used for storage and gives access to the additional workshop area. From the rear of the property you immediately step out onto the wonderful stoned patio area which overlooks the generous sized garden.

The rear garden is mainly laid to lawn but has the brilliant additions - covered jacuzzi area, another workshop space and most importantly the fabulous summerhouse which includes a longue area with feature wood burner, a bar and games room space.

The bi-fold doors on the summerhouse lead out onto an additional patio area which would be great for entertaining in the summer months.

Services:

All mains services are connected to the property. Gas central heating is installed at the property.

Herefordshire Council Tax Band – E.

Tenure:

Freehold.

Directions:

From central Hereford proceed south over Greyfriars Bridge to the Belmont Roundabout and then take the A49 Ross Road for approximately 0.2 miles and the property will be identified on the left-hand side before Saint Martin's Church.

Ground Floor
Approx. 128.5 sq. metres (1383.6 sq. feet)



First Floor
Approx. 78.0 sq. metres (840.0 sq. feet)



Total area: approx. 206.6 sq. metres (2223.5 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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