



## 8 BEAMHOUSE DRIVE

ROSS-ON-WYE HR9 7GR

£265,000  
FREEHOLD

This attractive modern three-storey townhouse is pleasantly located on a popular development within easy reach of Ross-on-Wye town centre which is less than a mile away.

The property offers very spacious and versatile accommodation ideal for family purposes with gas central heating, double glazing, off-road parking space, garage and an enclosed garden.



## 8 BEAMHOUSE DRIVE

- Modern three storey house
- Popular residential location
- Gas central heating, double glazing
- 4 bedrooms, one en suite
- Enclosed garden
- Garage, parking



Ross-on-Wye is a thriving market town with a range of local shops, supermarkets, church, primary and secondary schools, tennis club, leisure centre, two local golf courses and easy access to the M50 (J3).

### Entrance Hall

With radiator

### Downstairs Cloakroom

With WC, wash hand basin, radiator and electric fuseboard.

### Dining Room

With radiator and bay window to the front.

### Kitchen/Breakfast Room

Fitted with a range of white fronted base and wall mounted units with work surfaces and splashbacks, sink unit, built in electric double oven, four ring gas hob and extractor hood, radiator, plumbing for a washing machine, window to the side, cupboard housing gas fired central heating boiler and double doors with side windows to the rear garden.

Staircase leads from the Entrance Hall to

### First Full Landing

With smoke alarm.

### Lounge

With window plus further bay window to front and two radiators.

### Bedroom 3

With radiator and window to rear.

### Bedroom 4

With radiator and window to rear.

### Bathroom

White suite with bath and mixer tap, wash hand basin, WC, radiator, extractor fan and window to side.

Staircase leads from the First Floor Landing to

### Second Floor Landing

With hatch to roof space and storage cupboard.

### Bedroom 1

With two windows to the front and radiator.

### En suite Shower Room

With double width tiled shower cubicle with mains fitment, wash hand basin, WC, radiator, extractor fan, shaver point and window.

### Bedroom 2

With radiator and window to rear.

### Outside

To the front of the property is a small garden area stocked with ornamental shrubs with vehicle access to the side leading to parking space and

GARAGE with up and over door.

The rear garden is enclosed by fencing, lawned with a paved area, GARDEN SHED and side access gate.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### **Outgoings**

Water and drainage rates are payable.

### **Directions**

What3words ///mainland.lend.attaching

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

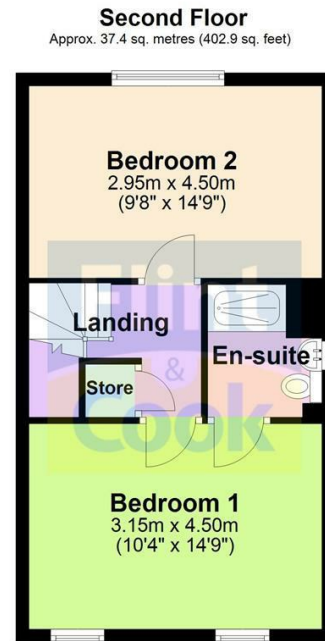
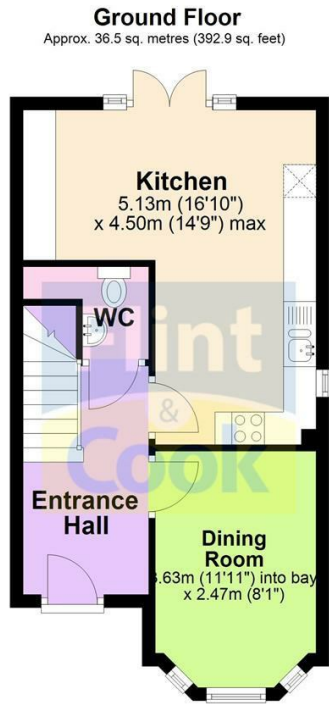
Saturday 9.00 am - 1.00 pm

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

**EPC Rating: C Herefordshire Council Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	88
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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