



1 THE ARCHES WALFORD ROAD

WALFORD, ROSS-ON-WYE HR9 5UZ

Asking Price £335,000
FREEHOLD

A spacious and beautifully proportioned four double bedroom semi-detached home, offering generous accommodation arranged across three floors. Ideally suited to families, the property boasts two en-suite bedrooms, a family bathroom and additional cloakroom, together with an enclosed rear garden and allocated off-road parking. Offering excellent space and flexibility throughout, this is a superb family home within easy reach of Ross-on-Wye town centre.



1 THE ARCHES WALFORD ROAD

- Enclosed garden & parking
- Semi detached house set across three floors
- Four double bedrooms, two en-suites & bathroom
- Ideal family home
- Must be viewed!
- Outskirts of Ross on Wye



Ground Floor

With upvc entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, two ceiling light points, carpeted stairs leading up, space for coat and shoe storage with doors leading into the

Living Room

A spacious lounge with wood effect flooring, dual aspect windows with two double glazed windows to the side and one to the front, two radiators, two ceiling light points and a wall mounted electric fireplace.

Kitchen/Dining Room

A modern fitted kitchen comprising a range of fitted wall and base units with ample workspace over, there is a stainless steel sink and drainer, four ring gas hob with cooker hood over and oven below, under counter space for a washing machine and dishwasher with additional space for a tumble dryer, the kitchen has a ceiling light point, a cupboard housing the gas central heating boiler and a double glazed window overlooking the garden. The dining area has a radiator, a ceiling light point and space for a freestanding fridge/freezer.

Downstairs W/C

Composing a low flush w/c with inbuilt sink, chrome heated towel rail and ample storage space.

First Floor Landing

With fitted carpet, two ceiling light points, smoke alarm, carpeted stairs leading up and doors into

Bedroom Two with En-suite

A spacious double bedroom with fitted carpet, ceiling light point, radiator, dual aspect double glazed windows, fitted wardrobe cupboard and door into the en-suite shower room comprising a corner shower with matte black rainfall shower head over, wash hand basin with storage below and tiled splash back, low level w/c, chrome heated towel rail and double glazed window.

Bedroom Three

A third spacious double with fitted carpet, ceiling light point, radiator, double glazed window to the garden and ample space for wardrobes.

Bedroom Four

A fourth double with laminate flooring, a central ceiling light, double glazed window to the garden and a large open fronted fitted wardrobe.

Bathroom

A full suite comprising a corner shower cubicle with mains fitment shower and panelled surround, a large panelled bath with part tiled surround, pedestal wash hand basin, low level w/c and chrome heated towel rail.

Second Floor Landing

With a velux window, ceiling light point, fitted carpet and door into the

Main Bedroom Suite

A spacious main bedroom with fitted carpet, two ceiling light points, large fitted wardrobe with double opening doors, radiator, two double glazed windows to the front

aspect, space for a dressing table, wooden storage shelves and door into the ensuite shower room with a large walk in shower with mains fitment rainfall shower head and tiled surround, pedestal wash hand basin, low level w/c, chrome heated towel rail and velux window.

Outside

The garden is a good sized area of lawn with a paved pathway leading to a large area of decking with pergola and outside pizza oven. There is a stoned border. There is a storage shed and double gates open onto a patio area ideal for off road parking. The property benefits from three allocated parking spaces within a private car park for The Arches.

Directions

From the centre of Ross-on-Wye, proceed south along Walford Road, continuing past The Prince of Wales public house on the right-hand side. Continue along Walford Road and, immediately after the turning for Roman Way and the pedestrian crossing, the property is situated on the left hand side as indicated by the agents for sale board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

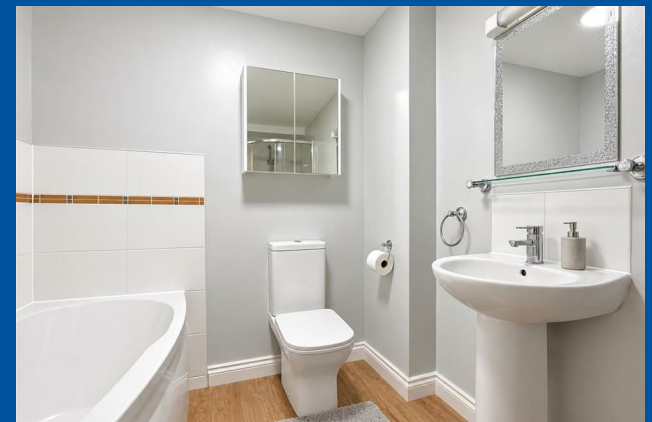
Tenure & Possession

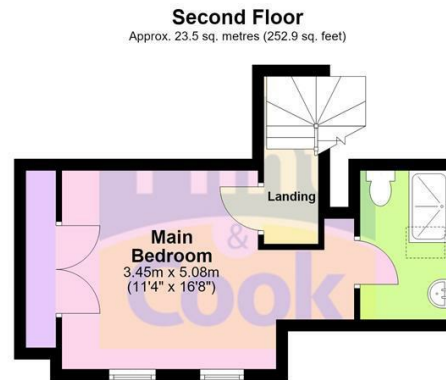
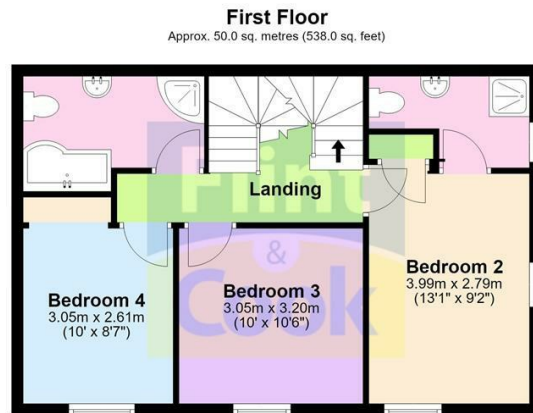
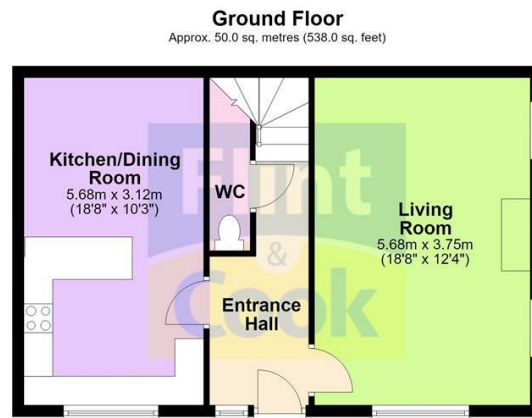
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 123.5 sq. metres (1329.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Herefordshire Council Tax Band: D

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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