



## Homs Road

Ross-On-Wye, HR9 7DE

£310,000



A well-presented and characterful four bedroom three storey mid-terraced home, situated in the heart of Ross-on-Wye. Blending period charm with modern living, this delightful property offers spacious and versatile accommodation across three floors.

The home retains a wealth of original features including sash windows, fireplaces, and decorative detailing, whilst benefiting from a stylish kitchen and contemporary shower room. The beautifully arranged rear garden is a standout feature, offering multiple areas including patio seating areas, lawned sections and a productive vegetable plot, perfect for both relaxation and entertaining.

Ross-on-Wye is a charming historic market town set high above the River Wye, offering a wonderful blend of character, scenery and convenience. With its attractive town centre, independent shops, cafés and restaurants, Ross-on-Wye is a highly desirable place to live. Surrounded by beautiful Herefordshire and Wye Valley countryside, the town is ideal for those who enjoy walking, cycling and outdoor pursuits, while still benefiting from a strong sense of community and excellent everyday amenities.



Approached via a partly glazed UPVC door into:

#### Entrance Porch:

Wooden frosted door leading into the main hallway.

#### Entrance Hallway:

12'2" x 3'0" (3.72m x 0.92m)

Radiator, power & lighting, stairs leading to the first floor, doors to lounge & dining room.

#### Lounge:

11'4" x 11'0" (3.47m x 3.37m)

Front aspect UPVC double glazed bay-fronted sash window, feature wood burner with surround, decorative coving, original picture rail, radiator, TV point, power & lighting.

#### Dining Room:

11'11" x 9'11" (3.64m x 3.03m)

Rear aspect sash window, feature fireplace with surround, original decorative shelving, original picture rail, radiator, power & lighting, understairs storage cupboard, door leading to kitchen.

#### Kitchen:

15'7" x 8'11" (4.76m x 2.72m)

Fitted with a range of base and wall units with worktops, built-in dishwasher & fridge, space for range-style cooker with extractor over, sunken sink with mixer tap and drainer, dual aspect windows (side aspect single glazed window and further UPVC

double glazed window), UPVC patio doors opening onto the garden, walk-in larder, radiator, ceiling spotlights, power & lighting.

#### Larder:

9'6" x 4'10" (2.91m x 1.48m)

Rear aspect single glazed wooden windows, power.

#### First Floor Landing:

11'9" x 5'1" (3.60m x 1.57m)

Split-level landing, power & lighting, stairs leading to the second floor, doors to two of the bedrooms & shower room.

#### Bedroom One:

14'7" x 11'5" (4.46m x 3.49m)

Two front aspect double glazed sash windows, radiator, power & lighting.

#### Bedroom Two:

11'10" x 9'1" (3.63m x 2.79m)

Rear aspect double glazed sash window, fitted wardrobes with hanging & shelving, radiator, power & lighting.

#### Shower Room:

8'8" x 8'6" (2.65m x 2.61)

Double glazed frosted sash window, walk-in double shower with rainfall head, wash hand basin with mixer tap, close-coupled W.C., heated towel rail, airing cupboard, spotlights, extractor fan.

**Second Floor Landing:**

5'10" x 3'1" (1.78m x 0.95m)

Small landing area providing access to further bedrooms.

**Bedroom Three:**

13'11" x 13'7" (4.26m x 4.16m)

Front aspect Velux-style window, exposed brick feature wall, radiator, power, eaves storage, spotlights.

**Bedroom Four:**

8'10" x 8'7" (2.71m x 2.62m)

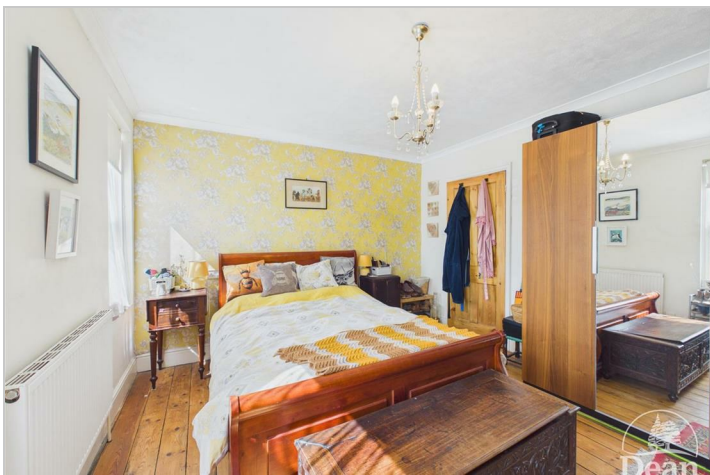
Rear aspect double glazed sash window, radiator, power & lighting.

**Outside:**

To the front, a pathway leads to the entrance with a small planted garden area featuring mature shrubs

and flowers.

The rear garden is beautifully arranged over several areas, beginning with a stone chipped patio seating area ideal for entertaining. Steps lead to a lawned section with established floral borders, continuing to a productive vegetable plot and further lawned area at the top. The garden also benefits from a shed, mature planting throughout and a private, peaceful setting.



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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



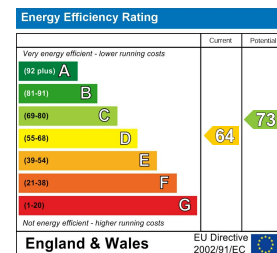
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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