

For Sale

£205,000



Over Ross Street ROSS-ON-WYE HR9 7AS

Full of character is this former pub which has been converted to a two bedroom terraced home at the centre of the ever-popular Herefordshire town of Ross-On-Wye. The low maintenance home boasts being within walking distance of numerous amenities and offers a private rear yard area.

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Lounge

A cosy lounge featuring an electric fireplace, a frosted single glazed entrance door to the front, and a double glazed window overlooking the front aspect. The room also benefits from an understairs storage cupboard, fitted storage cupboard, central heating radiator, and ceiling light point.

Kitchen

Fitted with a range of wall and base units, the kitchen includes an integrated gas hob and oven, plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is a sink unit, double glazed window to the side, central heating boiler, central heating radiator, and ceiling light point.

Downstairs Bathroom

Comprising a panelled bath with shower over, wash hand basin and low-level WC. The room also benefits from a heated towel rail, ceiling light point, and skylight providing natural light.

Landing

With ceiling light point and access to the loft via a loft hatch.

Bedroom One

Double bedroom with a double glazed window to the front, built-in double wardrobe, central heating radiator, and ceiling light point.

Bedroom Two

A further well-proportioned bedroom featuring two double glazed windows to the rear, a large built-in storage cupboard, central heating radiator, and ceiling light point.

Front Garden

Private paved frontage with wall and gated surround, gated access to the front and steps leading up from the pavement. A wall-mounted electric light is positioned adjacent to the front door.

Rear Garden

Enclosed courtyard-style garden with wall and fence boundaries, providing a private outdoor seating area. Wall-mounted light point.

Special Features

Full electrical rewire completed in 2023







Total floor area 58.1 m² (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HER316617 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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