

for sale

£199,950



## The Steps Holiday Let Phocle Green Ross-On-Wye HR9 7TW

Currently being used as an Airbnb, this home can be purchased for investors looking to add to or begin their portfolio or home mover's looking for a quaint rural retreat requiring little to no work. This well-presented dwelling allows buyer's to enjoy the peace and tranquillity of rural Herefordshire

# The Steps Holiday Let Phocle Green Ross-On-Wye HR9 7TW

## Kitchen/Lounge

Door & windows to the front, window to each side, integrated microwave, hob and cooker, wall & base units, wash basin, plumbing for washing machine, ten spotlights.

## Bedroom One

Windows to both sides, electric storage heater, eight spotlight.

Walk in wardrobe

electric storage heater, 2 spotlights.

## Bathroom

W.C, wash basin, shower cubicle with electric shower, electric storage heater, base storage units, two spotlights.

## Front Garden

Hedge and fence surround, private wooden seating area, three wall light points.

## Rear Garden

Brick path, decking area to the side and rear, grass between, wooden storage shed with door and windows to the side.

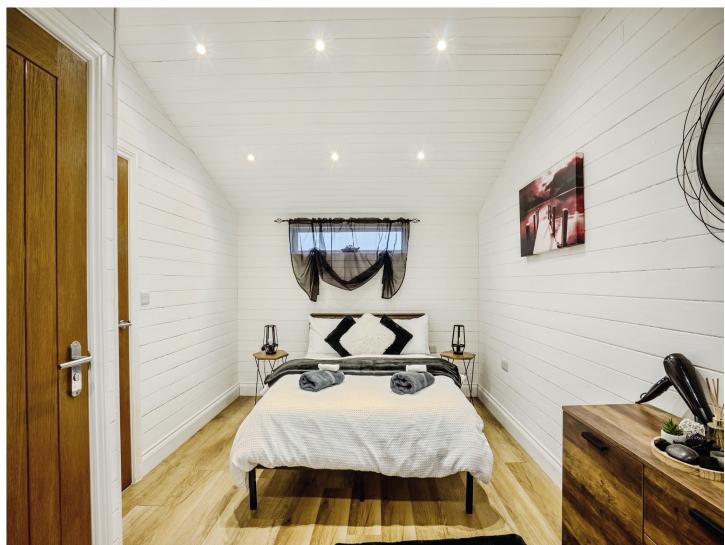
## Parking

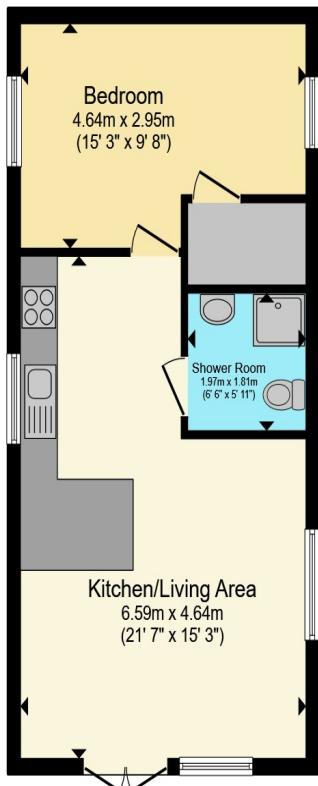
Gated access, space for multiple cars.

## Special Features

E.V charging point at the front.







Total floor area 44.7 m<sup>2</sup> (481 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER316215 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: Deleted

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