



186 ROSS ROAD HEREFORD HR2 7PL

£295,000
FREEHOLD

This attractive semi-detached property is conveniently located less than a mile south of the centre of Hereford.

Local amenities include a range of shops, both primary and secondary schools, a church, bus service and the property is well placed for access to the Rotherwas Industrial Estate.

Constructed in the 1930s, the property provides spacious accommodation which would benefit from a degree of decorative updating, it has replacement double glazing and gas central heating and is ideal for family purposes having excellent off road parking, a garage and a large garden.



186 ROSS ROAD

- Traditional semi-detached house
- Mature residential area
- Within easy reach of the city
- 3 good sized bedrooms
- Gas central heating & double glazing
- Ample parking & a large garden

Canopy Porch

With door to the

Entrance Hall

With a radiator and staircase leading up to the first floor.

Lounge

With a coal effect gas fire with a wooden surround, marble style inset and hearth, bay window and a radiator

Dining Room

With a gas fire, radiator and window to the front.

Kitchen

Fitted with oak style base and wall mounted units with work surfaces and tiled splash backs, 1 ½ bowl sink unit, plumbing for a dishwasher, quarry tiled floor, a built-in gas oven, 4 ring gas hob with extractor hood, electric grill, walk in pantry with a cold slab, tiled floor, shelving, window and light and power.

Utility Room

With space and plumbing for a washing machine and tumble drier, gas fired central heating boiler, access hatch to the roof space, windows and door to the rear garden.

First Floor Landing

With window, hatch with ladder to large roof space - with scope for conversion (subject to the necessary consents).

Bedroom 1

With free standing wardrobe, radiator and a window to the front.

Bedroom 2

With fitted wardrobes, radiator and a bay window to the front.

Bedroom 3

With radiator, airing cupboard with radiator and a window to the rear.

Bathroom

With a white suite comprising bath with mixer tap and shower attachment, partially tiled walls, wash hand basin, ladder style towel rail/radiator and a window.

Separate WC

With low flush cistern and a window.

Outside

To the front of the property there is a paved driveway allowing for ample parking space, the drive continues to the side leading to the garage. The front garden is lawned but could easily be made into further parking and is edged by flower borders and is enclosed by fencing.

There is a side access gate beyond which there is the

Detached Single Garage

With up and over door, light and power.



Rear Garden

There is a good sized rear garden which is enclosed by fencing and hedging and contains a patio, a lawned area, and a vegetable plot. There is also an outside WC with tap. There is also an externally accessed store cupboard.

Property Services

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

Outgoings

Council tax band 'D' - £2,429 for 2025/2026

Water and drainage rates are payable.

What3Words

nail.steer.slide

Directions

From Hereford proceed south on the A49 (Ross Road) and the property is located on the right hand side opposite Garrick Avenue.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Residential lettings & property management

We operate a first class residential lettings and

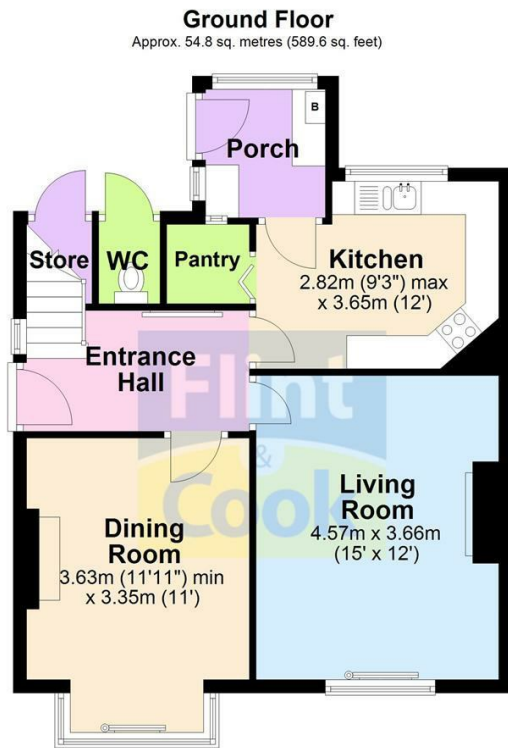
property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering Regulations

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

186 ROSS ROAD





Total area: approx. 105.8 sq. metres (1138.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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