



ROSS-ON-WYE

Guide price **£375,000**



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Ross-on-Wye, Herefordshire HR9 7AX



Modern design meets functional living
Bright spaces perfect for family life
On the market for the first time in 20 years

This two-storey detached house in Ross-on-Wye combines practical living with modern design. While inside, an open-plan living and dining area creates an inviting atmosphere. Natural light pours in through large windows, enhancing the overall brightness of the home. The practical entryway includes coat storage, leading to a functional kitchen fitted with modern cabinetry and appliances. Upstairs, three inviting bedrooms cater to various needs. Situated in a residential area with similar homes, this property is perfect for families seeking a comfortable living experience in a vibrant community.



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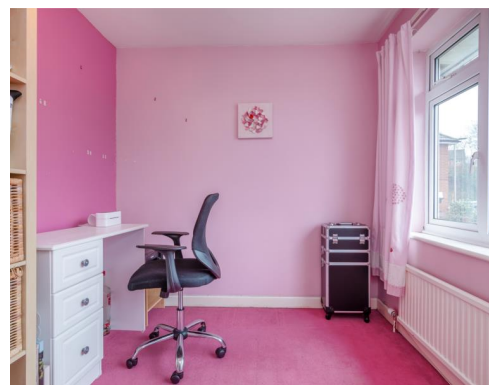


KEY FEATURES

- Detached house with three bedrooms
- Spacious open-plan living area
- Modern kitchen with appliances
- Private courtyard garden
- Ample parking with garage
- Convenient location in Ross-on-Wye



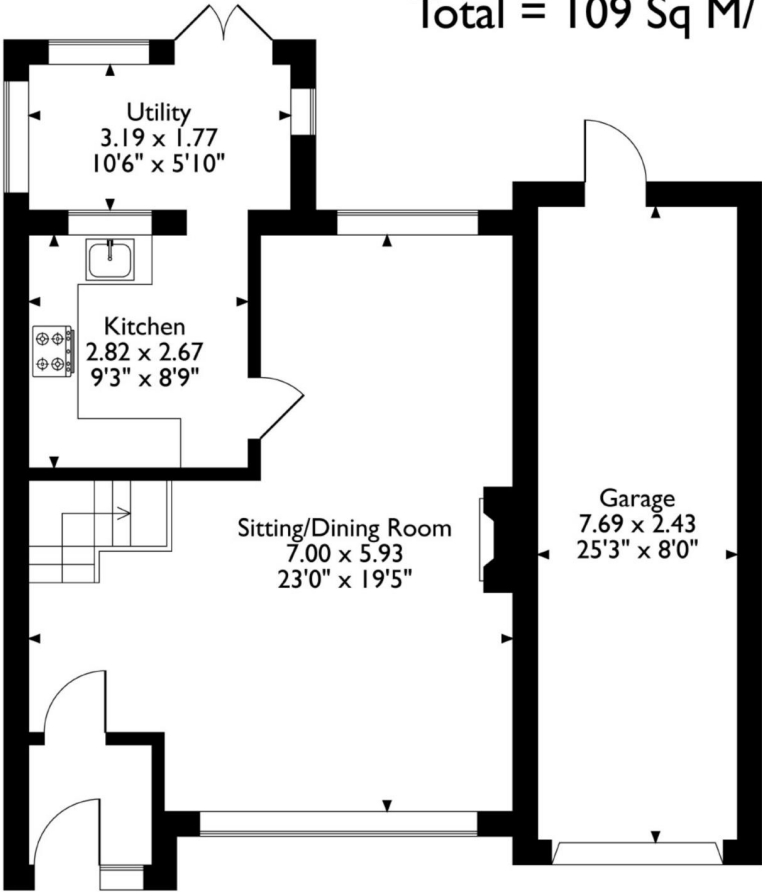
STEP INSIDE



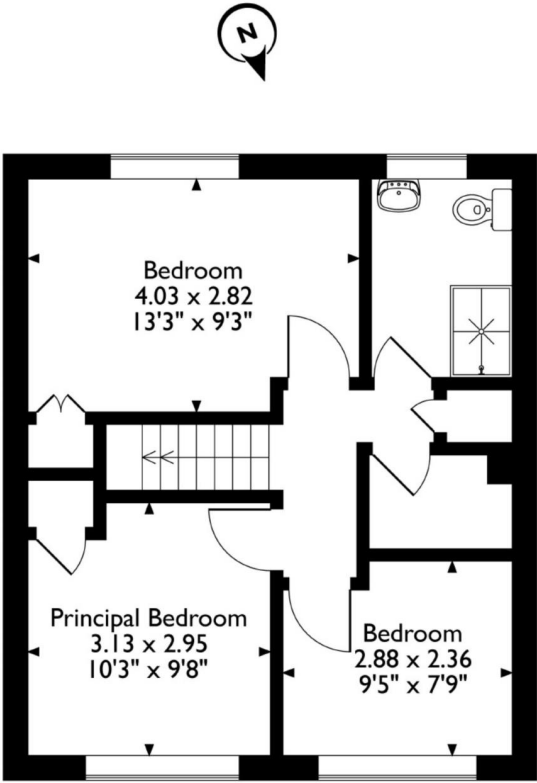
Entering the home, you are greeted by a practical entryway that provides ample storage options for coats and shoes, ensuring a tidy arrival space.

The spacious open-plan living and dining area is perfect for both relaxation and entertaining, featuring large windows that illuminate the space with natural light.

Approximate Gross Internal Area
Main House = 90 Sq M/968 Sq Ft
Garage = 19 Sq M/205 Sq Ft
Total = 109 Sq M/1173 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

This arrangement allows for easy interaction between the living room and dining area, making it ideal for family gatherings or quiet evenings at home.

The kitchen is a delightful space that boasts modern cabinetry and appliances, making meal preparation efficient and enjoyable.

Ascending the staircase, you will find three well-proportioned bedrooms that offer comfort and versatility.

STEP OUTSIDE



Outside, the property features a courtyard. The driveway leading to the garage is a convenient feature, completing the exterior layout of the home while sufficiently accommodating vehicles. Situated in Ross-on-Wye, this property enjoys a well-established residential locale, enhancing its appeal for families seeking a friendly community within easy reach of local amenities and schools.

INFORMATION

Postcode: HR9 7AX

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: lure.plotter.lectures



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	67	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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