



**2 Silver Birches**  
Ross-On-Wye HR9 7UX

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**Steve Gooch Estate Agents are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME located close to NEARBY WOODLAND AND RIVER WALKS and benefitting from DOUBLE GARAGE, OFF ROAD PARKING, ENCLOSED GARDEN, DOUBLE GLAZING and GAS CENTRAL HEATING**

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM and REAR HALL/UTILITY to the ground floor with FOUR BEDROOMS and FAMILY BATHROOM to the first floor.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



The property is accessed via a paved pathway leading to the front door. The front garden features a lawned area to the side and a large canopied porch over the front door, constructed from woodgrain UPVC with obscure Georgian bar double glazed panels inset and on the sides. This gives access into:

## ENTRANCE HALL

**12'11 x 5'09 (3.94m x 1.75m)**

Two ceiling light, stairs leading to the first floor, double radiator, power point, central heating thermostat controls, coving, doors giving access into:

## CLOAKROOM

White suite with low level w.c, wall mounted wash hand basin, ceiling light with sensor, extractor fan, tiled walls and flooring.

## LOUNGE

**20'08 x 11'06 (6.30m x 3.51m)**

Feature fireplace of marble construction with living flame gas fire inset, inset ceiling spots, single radiator, double radiator, power points, tv point, front aspect upvc double glazed window overlooking the front garden, parking and turning area, set of upvc bi-fold doors opening onto the rear garden.

## KITCHEN/DINING ROOM

**25'10 x 8'03 (7.87m x 2.51m)**

Kitchen- One and a half bowl single drainer sink unit with mixer tap over, square edge worktops with matching upstands, coloured glass splashback, base and wall mounted units, under cupboard lighting, power points, four-ring electric hob with extractor hood over, eye level double Bosch oven, integrated dishwasher, integrated fridge/freezer, pull out larder, inset ceiling spots, front aspect upvc double glazed window overlooking the front garden parking and turning area with views towards trees and woodland in the distance.

Dining Room- Continuation of the inset ceiling spots, double radiator, wall mounted tv point, power points, upvc double glazed bi-fold doors opening onto the rear garden, wooden panel door gives access into:





## REAR HALL/UTILITY

**5'09 x 7'01 (1.75m x 2.16m)**

Directional ceiling spots, range of built-in cupboards and storage with hanging and shelving options, rear aspect upvc obscure double glazed door.

From the entrance hall, stairs lead up to the first floor:

## LANDING

Access to roof space, power point, wooden panel doors into:

## BEDROOM ONE

**11'11 x 12'01 (3.63m x 3.68m)**

Ceiling light, built-in triple wardrobe with mirrored sliding doors, hanging and shelving options, power points, single radiator, front aspect upvc double glazed window overlooking the front garden, parking area with views towards fields and countryside.

## BEDROOM TWO

**11'07 x 9'11 (3.53m x 3.02m)**

Ceiling light, power points, single radiator, opening to above stairs storage area, front aspect upvc double glazed window overlooking the front garden, parking area with views towards fields and countryside.

## BEDROOM THREE

**10'07 x 8'06 (3.23m x 2.59m)**

Ceiling light, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

## BEDROOM FOUR

**8'04 x 8'07 (2.54m x 2.62m)**

Ceiling light, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

## FAMILY BATHROOM

**9'01 x 5'04 (2.77m x 1.63m)**

Modern white suite with side panel P shaped jacuzzi bath, centre tap fitted, mains fed shower with drencher head, vanity wash hand basin with cupboard beneath, concealed cistern w.c, inset ceiling spots with sensors, extractor fan, fully tiled walls, non slip flooring, low level lighting, chrome heated towel radiator, rear aspect upvc obscure double glazed window.

## OUTSIDE

The lawned front garden is partially enclosed by hedging and adorned with flower borders, shrubs, and bushes.

Gated access and a paved pathway lead down both sides of the property to the rear garden, which includes additional outside lighting, an outside tap, and power points.

The rear garden boasts a large patio and seating area, a spacious lawned area with flower borders, shrubs, and bushes, all enclosed by fencing and hedging. At the far end of the garden, there is a raised patio seating area with lighting.

## DOUBLE GARAGE & PARKING

**16'00 x 16'07 (4.88m x 5.05m)**

The property benefits from a concrete driveway suitable for parking three to four vehicles and features outside lighting. The attached double garage is accessed via two single up-and-over doors. Personal door to rear leading into the garden, eaves storage, power and lighting.

## DIRECTIONS

From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Upon reaching the fork in the road at The Price of Wales public house, turn right down Archenfield Road. Follow this road for around half a mile, taking the turning left into Roman Way followed by a turning right into Lincoln Hill. Silver Birches can be found on the right hand side where the property can be found after a short distance on the left.

## SERVICES

Mains Water, Drainage Gas and Electricity.  
Openreach and Full Fibre in area.

## WATER RATES

Welsh Water- TBC

## LOCAL AUTHORITY

Council Tax Band: E  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.





## TENURE

Advised as Freehold.

## PROPERTY SURVEY

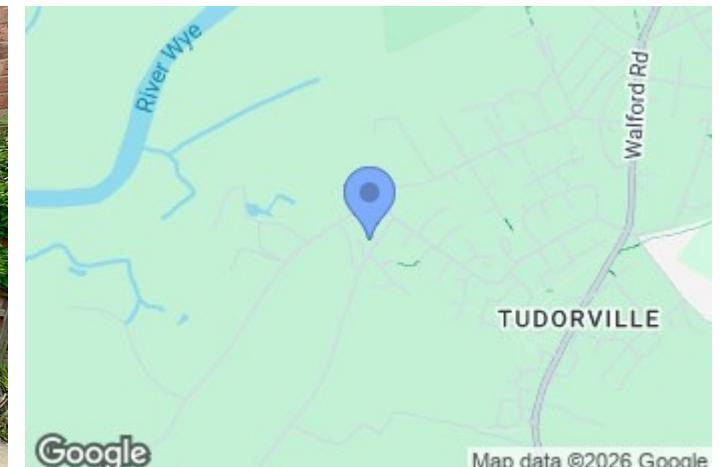
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

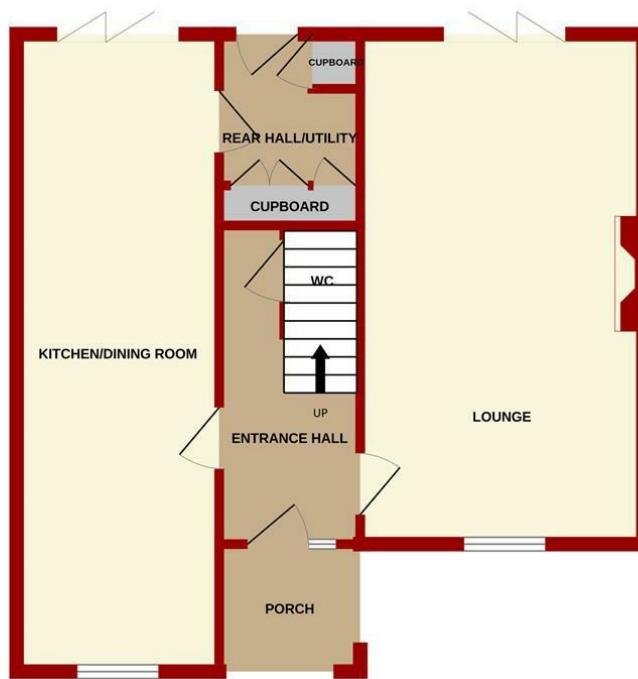
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## VIEWING

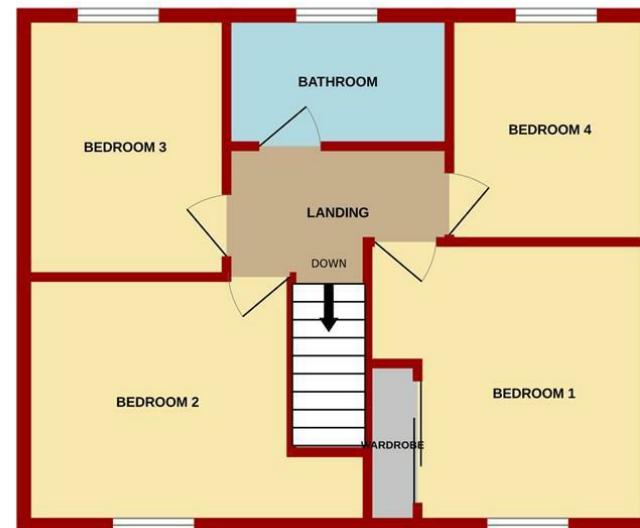
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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