



GOODRICH

Guide price **£490,000**



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1 OLD SCHOOL

Goodrich, Ross-on-Wye, Herefordshire HR9 6HY



Modern design meets functional living
A charming home in scenic Goodrich
Enjoy a beautifully maintained garden space

This charming terraced house in Goodrich, Ross-on-Wye, is a blend of modern design and functional living, ideal for families seeking comfort and style. The open-plan living area is bathed in natural light, thanks to large windows that frame vibrant artworks on the walls. The spacious kitchen boasts striking blue cabinetry and includes contemporary appliances, making meal preparation a pleasure. The adjoining dining area creates a seamless environment for shared meals and gatherings, catering well to family life.

The property features four well-proportioned bedrooms, one of which has sloped ceilings that add character. The abundance of windows ensures that the rooms feel bright and welcoming. There are multiple bathrooms thoughtfully designed to accommodate the family, including one with a shower and separate tub, perfect for relaxation after a long day. Additional utility areas provide essential laundry facilities, enhancing the practicality of day-to-day living.

Outside, the meticulously kept garden offers a delightful retreat with a patio area surrounded by low fencing, providing privacy while still being inviting. The area is adorned with a variety of pots and greenery, perfect for spending leisurely afternoons outdoors. The exterior of the house is inviting with its robust stone facade and tasteful coloured window frames. With ample parking space available, this property is positioned well for enjoying the local amenities of Goodrich and the wider natural beauty of Herefordshire.



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KEY FEATURES

- Modern open-plan living space
- Spacious kitchen with blue cabinetry
- Four bright bedrooms with natural light
- Multiple bathrooms for family convenience
- Well-manicured garden with patio area
- Ample parking space available



STEP INSIDE

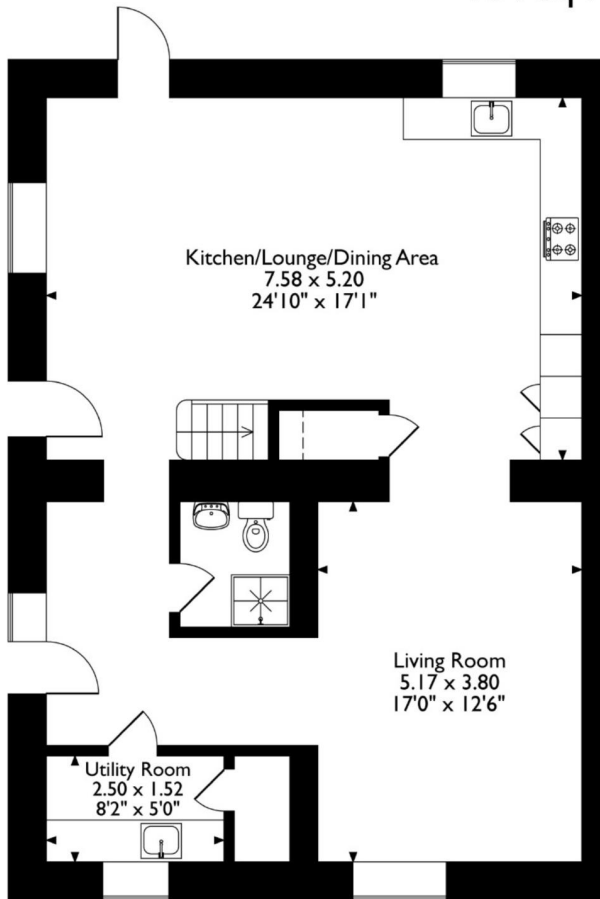


Upon entering, you are greeted by the spacious and light-filled open-plan living area that effortlessly combines comfort and style. The flooring varies from soft carpet in the living section to sleek tiles in the kitchen and hallway, ensuring practicality and easy maintenance. The living room is ideal for both relaxation and entertaining, with its inviting atmosphere enhanced by the artistic decor that brings a unique flair.

The kitchen stands out with its contemporary blue cabinetry, which adds a modern touch while providing ample storage and workspace. It comes equipped with high-quality appliances, making it a perfect setting for cooking enthusiasts. The adjoining dining area flows seamlessly from the kitchen, promoting social interactions during meals or informal gatherings.

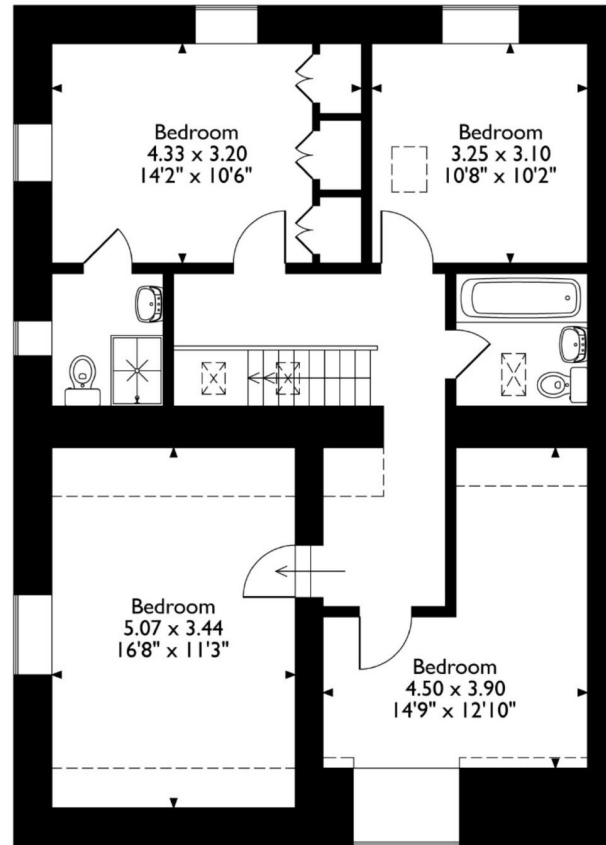
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Approximate Gross Internal Area
164 Sq M/1765 Sq Ft



Ground 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.



First Floor

The four bedrooms offer versatile usage, with one showcasing sloped ceilings that provide an appealing architectural feature. All bedrooms are designed to take advantage of natural light, creating inviting personal spaces. The multiple bathrooms within the property increase convenience for family living. One bathroom is designed for indulgence with both a shower and a separate tub, while additional bathrooms cater to the practical needs of daily family life.

Utility areas thoughtfully placed throughout the property ensure that laundry and storage are efficiently managed, reducing clutter in living spaces.

In addition to the appealing interiors, the overall layout of the house promotes a free flow between rooms, making daily living both comfortable and inviting.

STEP OUTSIDE



The outdoor space of this property is equally as impressive. Stepping outside, you are welcomed by a beautifully maintained garden that invites relaxation and enjoyment. The patio area provides a perfect spot for outdoor dining or simply basking in the sun on weekends. Low fencing encircles the garden, offering a sense of enclosure while still allowing for a connection with the surrounding area.

Lush pots and greenery throughout the garden create a vibrant atmosphere, contributing to the welcoming feel of the home. This space beautifully complements the interior living areas, allowing for an extended enjoyment of the property's lifestyle. The exterior stonework of the house adds to its charm, and the coloured window frames provide character and charm to this lovely home. With ample parking available, accessing the property is convenient for residents and guests alike.

INFORMATION

Postcode: HR9 6HY
Tenure: Freehold
Tax Band: E
Heating: Air source heat pumps
Drainage: Mains
EPC: C





DIRECTIONS

What3words: [wand.dial.curly](https://www.what3words.com/wand.dial.curly)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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