



ROSS-ON-WYE

Guide price **£325,000**



ARCHER & CO

8 HILL VIEW ROAD

Ross-on-Wye, Herefordshire HR9 7EY



Four bedroom semi- detached house
Spacious and extended living accommodation
Off road parking and generous garden

This four bedroom, extended semi-detached house is situated in a popular location, being close to the town centre. Outside the property enjoys off road parking and generous enclosed gardens

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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£325,000



KEY FEATURES

- Four bedroom semi- detached house
- Spacious and extended living accommodation
- Off road parking
- Close proximity to town centre
- Two reception rooms
- Generous enclosed garden



STEP INSIDE



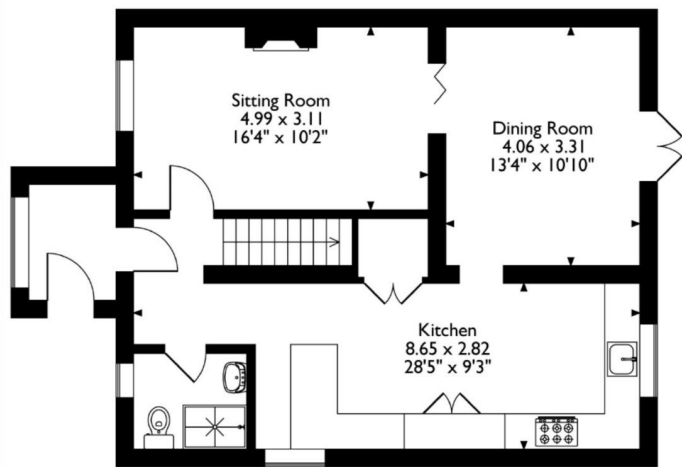
As you enter the property, you are greeted by a bright and welcoming entrance hall. The ground floor comprises a spacious lounge perfect for family gatherings, having a feature fireplace and window to the front aspect.

Adjacent to the sitting room is a dining room, ideal for entertaining guests which opens into the well-appointed kitchen which boasts ample storage and workspace. There is also an integrated Bosch dishwasher and microwave. Additionally, a convenient WC is located on this floor.

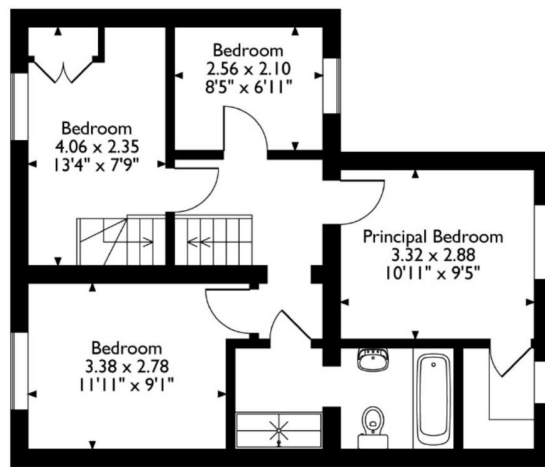
The first floor accommodates four bedrooms and family bathroom. The principal bedroom offers a spacious room with plenty of natural light.

The second and third bedrooms provide comfortable spaces for family members or guests. There is also a smaller bedroom suitable for use as a nursery or home office.

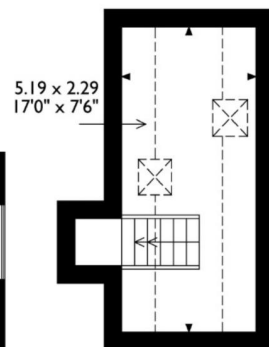
Approximate Gross Internal Area 125 Sq M/1345 Sq Ft



Ground Floor



First Floor



Second 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.

A modern, well equipped family bathroom, which hosts a shower and bath completes the first floor.

The second floor features a versatile loft room that can be used as further accommodation, home office, or playroom, depending on your needs.

STEP OUTSIDE



The gardens are of a generous size, perfect for entertaining with various seating areas to be enjoyed. The gardens are mostly laid to lawn, with various shrubs, flowers and bushes.

There are multiple outbuildings, ideal for storage.

INFORMATION

Postcode: HR9 7EY
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Gloucester Road, Ross-on-Wye, continue onto the High Street, turning left towards Walford Road. After approximately 1 mile on Walford Road, turn left onto Hill View Road where the property can be found via our for sale board.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (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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