



ROSS ON WYE

Guide price £415,000



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17 REDWOOD CLOSE

Ross on Wye, Herefordshire HR9 5UD



Detached family home
Four/five double bedrooms
Landscaped gardens

This four/ five-bedroom detached family home is in immaculate condition throughout and benefits from landscaped gardens and off-road parking. The property is located in a highly popular, residential part of Ross on Wye.

Situated in a highly desired area of the market town Ross on Wye. This four/five-bedroom family home is situated in a residential area within a short distance of local amenities, schooling and the M50. Ross on Wye is near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



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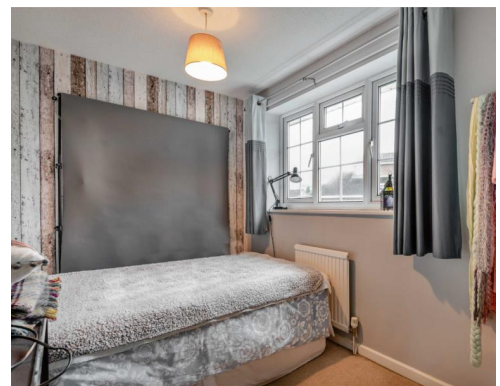


KEY FEATURES

- Detached family home
- Four/ five double bedrooms
- Immaculate condition throughout
- Highly desired area of Ross on Wye
- Landscaped gardens
- Off road parking



STEP INSIDE



Upon entering the property, you are greeted into the entrance hall which leads you through to the open plan kitchen/dining room, lounge, bedroom five and downstairs cloakroom. The open plan kitchen/dining room has been well thought out with a fitted kitchen that has plenty of storage and integrated appliances to include integrated electric oven, four ring gas hob with extractor fan,, integrated fridge/freezer, dishwasher along with space and plumbing for a washing machine. The kitchen benefits from having a breakfast bar and space for a dining table. This open plan space is perfect for having friends and family over. The lounge is a generous size with French doors leading out on to a decked terrace and also has the benefit of a wood burning stove. The fifth bedroom is located on the ground floor however could also be used as a study or further reception room to suit your needs. A downstairs cloakroom comprises WC and wash hand basin.

Stairs lead you up to the first floor landing which leads you to the further four double bedrooms and family bathroom fitted with a modern three piece suite. Bedrooms two and three have double wardrobes. The principal bedroom has the benefit of fitted wardrobes with mirrored sliding doors.

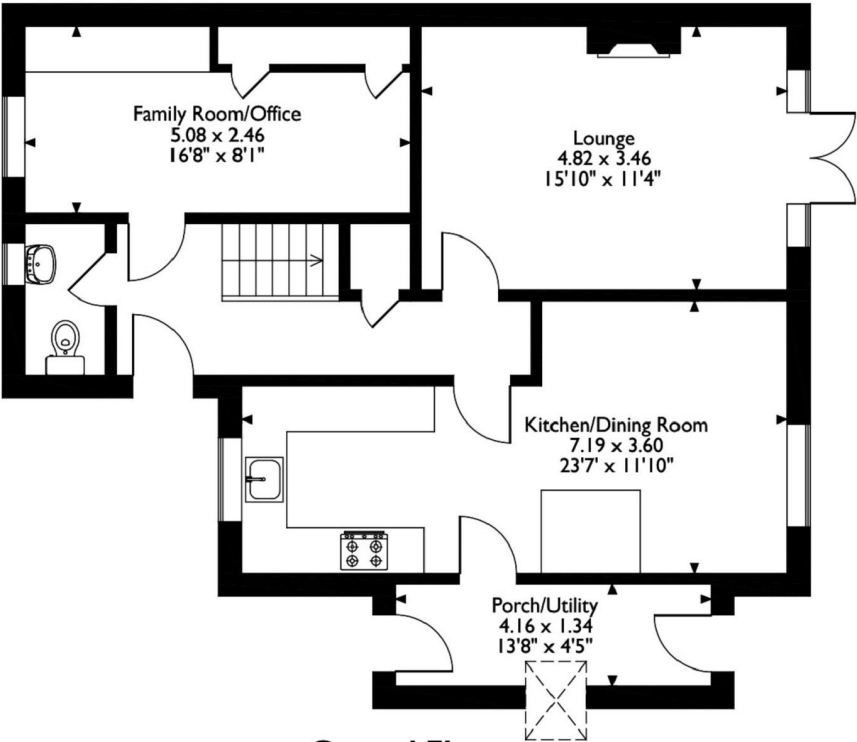
The side porch has a door leading to the kitchen and rear garden and is a very useful area with cupboards for storage and a worktop

The property is well presented through and would make the perfect family home.

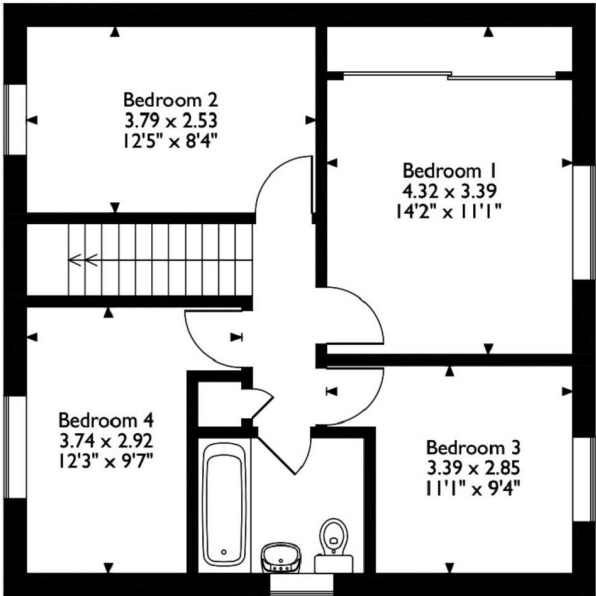
Agents Note: Solar panels, fitted, currently on a fit plan returning between £350 - £500 per year.

Approximate Gross Internal Area

123 Sq M/1324 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.

STEP OUTSIDE



To the front of the property, you will find a driveway with off road parking for two vehicles and front garden with flower borders. A gate to the side of the property leads you to the lovely landscaped rear garden. Tiered paved seating areas and the decked sun terrace are perfect for al-fresco dining and enjoying with family and friends whilst you will find a lawned garden surrounded by gravelled flower borders, rockery with water feature and garden pond. The garden has a lovely sense of privacy and also includes a shed and summerhouse. Outside tap to the front of the property.

INFORMATION

Postcode: HR9 5UD
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From Ross on Wye you want to head up High Street towards Walford Road then turn right onto Archenfield Road then turn left onto Roman Way. Shortly after you will take a right turn onto Lincoln Hill and then left onto Redwood Close where you will find the property on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		91
B (81-91)	86	
C (69-81)		
D (55-69)		
E (39-55)		
F (21-39)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.