



ROSS-ON-WYE

Offers over **£500,000**



2 SILVER BIRCHES

Ross-on-Wye, Herefordshire HR9 7UX



Detached house
Four bedrooms
Popular residential location

This four-bedroom, detached home is located in the market town of Ross-on-Wye. The property is set in a popular residential location and would make the perfect family home.

Located in the market town of Ross-on-Wye this four-bedroom home is situated within a short distance of local amenities, schooling and the A40. 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.

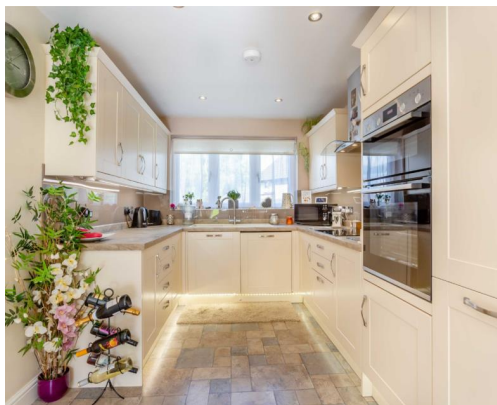


Offers over
£500,000



KEY FEATURES

- Detached house
- Four bedrooms
- Generous living space
- Good size garden
- Popular residential location
- Driveway and double garage



STEP INSIDE

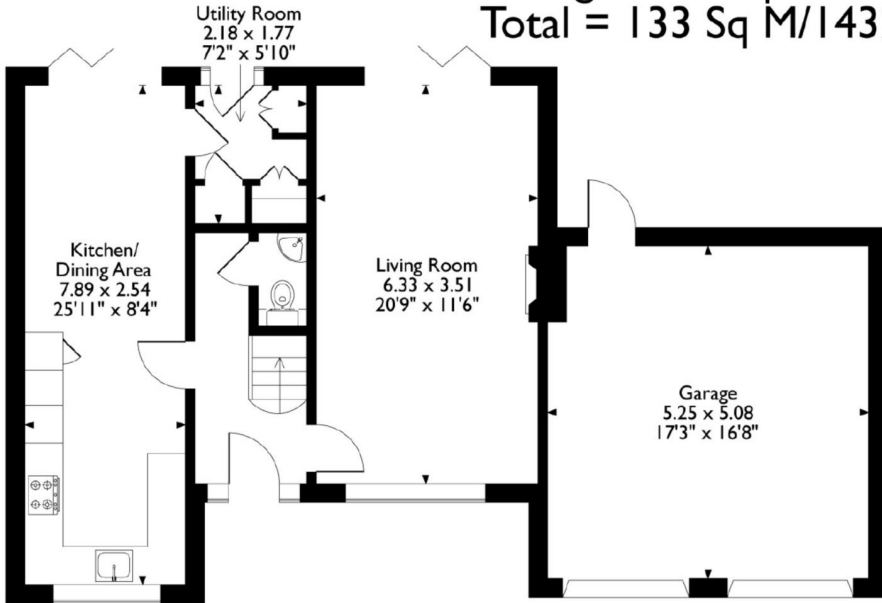


Upon entering the property, you are greeted into the entrance hall which has doors leading you through to the open plan kitchen/dining room, living room and downstairs cloakroom.

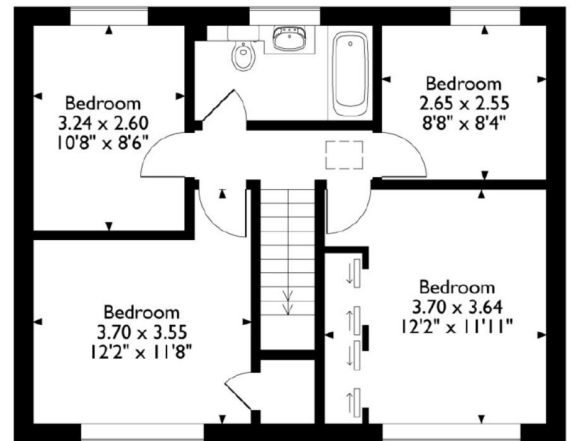
The open plan, kitchen/dining room is a generous size with a modern fitted kitchen with integrated appliances to include a fridge/freezer, dishwasher, double oven with grill and induction hob. A door from the kitchen leads you into the utility room. The dining area has French doors opening out to the garden making this a perfect place to entertain with family and friends. The living room has French doors opening out to the garden.

To the first floor you will find four good size bedrooms. The principal bedroom has fitted wardrobes with mirrored sliding doors. The family bathroom has a three-piece modern suite with overhead rainfall shower.

Approximate Gross Internal Area
Main House = 106 Sq M/1141 Sq Ft
Garage = 27 Sq M/291 Sq Ft
Total = 133 Sq M/1432 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 is a driveway leading up to the double garage. To the rear you will find a generous garden which is private being mainly laid to lawn there is a patio area perfect for al fresco dining and a further seating area at the back of the garden.

INFORMATION

Postcode: HR9 7UX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





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 turn right into Silver Birches where you will find the property on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C	68	
(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	

52 Broad Street, Ross-on-Wye, HR9 7DY

01989 768484

ross@archerandco.com

www.archerandco.com



ARCHER
& CO

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.