



# ROSS-ON-WYE

Offers over **£300,000**



# ELM COTTAGE

Walford Road, Ross-on-Wye, HR9 5PU



Detached cottage  
Generous living space  
Off road parking

This three-bedroom, detached Cottage is located in the market town of Ross-on-Wye. The property is in good condition throughout and has off road parking.

Located in the market town of Ross-on-Wye this three-bedroom cottage 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.

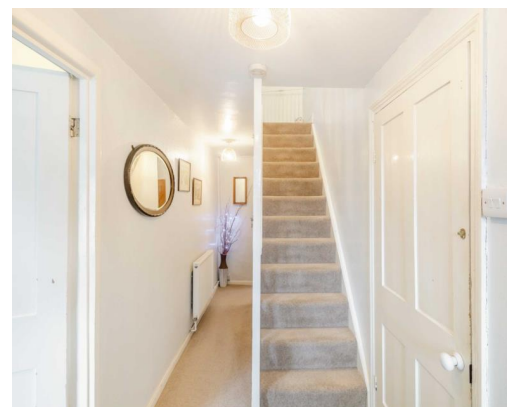


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### KEY FEATURES

- Detached cottage
- Three bedrooms
- Generous living space
- Open plan kitchen/dining
- Must be viewed
- Off road parking



# STEP INSIDE



Upon entering the property, you are welcomed into the entrance hall which leads you to the kitchen/dining room, lounge and downstairs shower room.

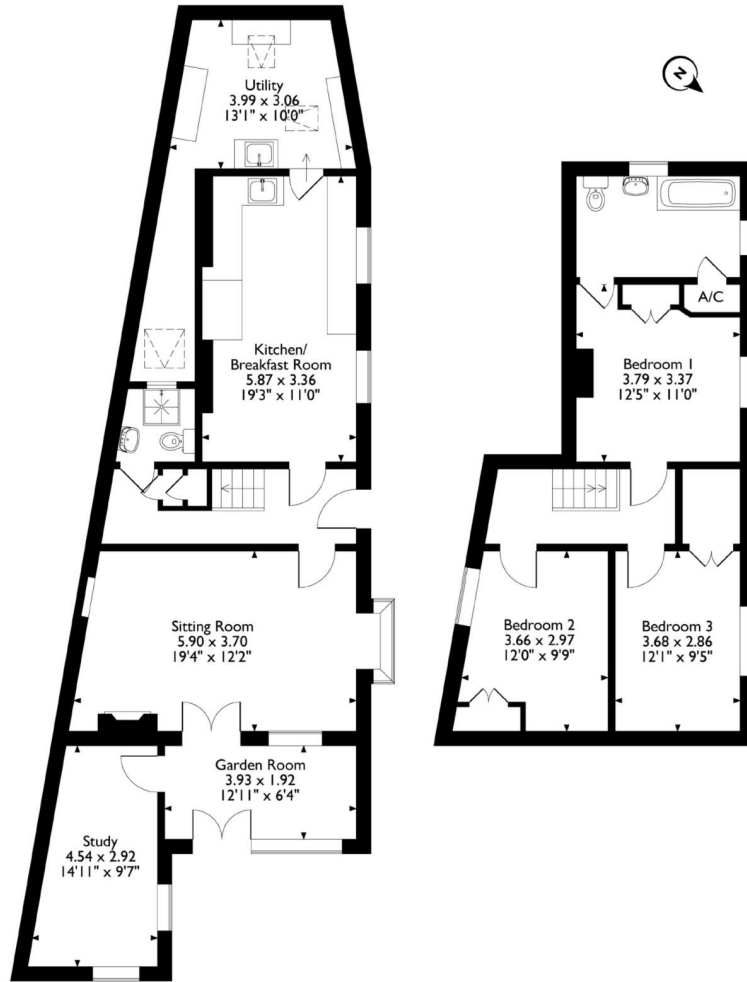
The Kitchen/dining room is a great space for entertaining with a fitted kitchen providing lots of storage and integrated appliances. A door from the kitchen leads you into the sizeable utility room where you will find more storage space and space for further appliances.

The lounge has a log burner and is the perfect place to relax. Double doors from the lounge lead out to a garden room and into a further reception room which is currently being used as a music room but could be a further bedroom or home office.

The downstairs shower room is fitted with a three-piece modern suite.

To the first floor you will find three double bedrooms with the principal bedroom benefitting from an ensuite bathroom. All of the bedrooms have the benefit of fitted wardrobes..

### Approximate Gross Internal Area 137 Sq M/1474 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



The well maintained garden is accessed out of the garden room and consists of lawns and a patio area with borders of mature trees and shrubs.

The garden is very private and has a path which leads you to the covered off road parking.

## INFORMATION

Postcode: HR9 5PU  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From Gloucester take the left turn onto the High street and follow the road to Walford Road for around 0.7 miles you will then find the property on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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