



ROSS-ON-WYE

Guide price **£300,000**



34 WATERSIDE

Ross-on-Wye, Herefordshire HR9 5LN



Four bedroom detached family home
Spacious living accommodation
Off road parking & garage

A spacious, four bedroom property, in need of updating and modernisation, situated close to the town centre of Ross-on-Wye. 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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£300,000



KEY FEATURES

- Four bedroom detached family home
- Spacious living accommodation
- In need of updating & modernisation
- Close proximity to town centre
- Enclosed gardens
- Off road parking & garage



STEP INSIDE

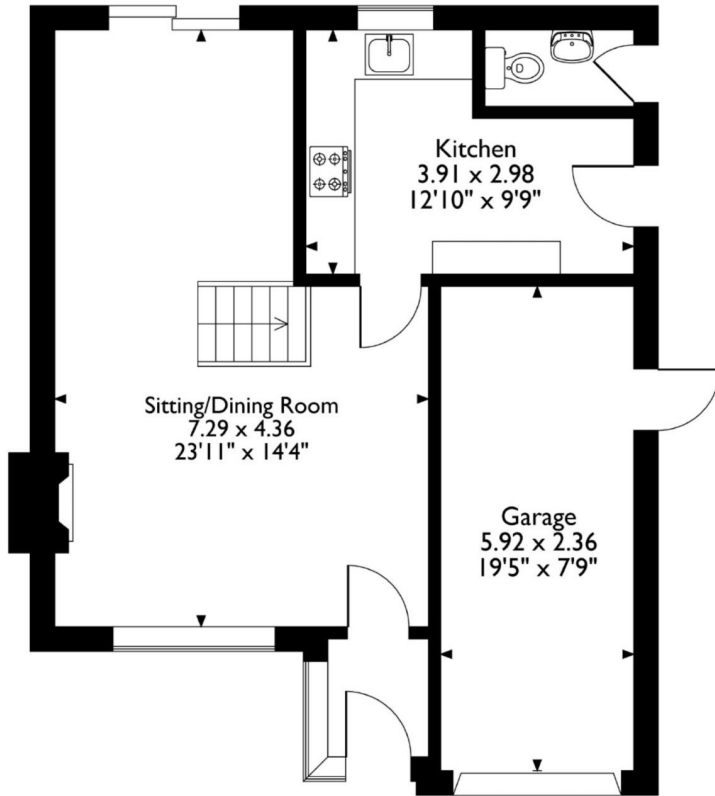


The front porch leads into the living/dining room, which is a spacious room, having a fireplace, stairs to the first floor, window to the front aspect, patio doors to the garden and door into the kitchen.

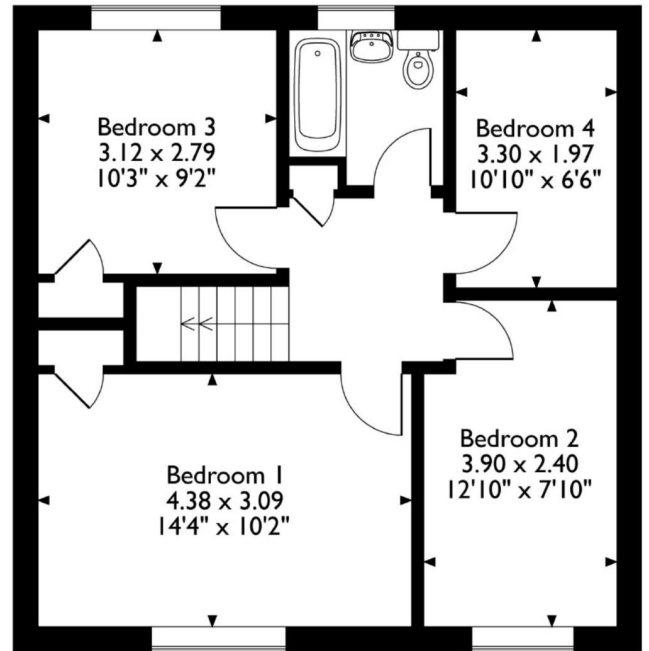
The kitchen is modern with a range of fitted wall, base and drawer mounted units, built in appliances, door to the garden and door into downstairs W.C.

To the first floor, you have four bedrooms and the family bathroom.

Approximate Gross Internal Area
 Main House = 95 Sq M/1023 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 109 Sq M/1174 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.

The principal bedroom is to the front aspect and benefits from built in storage.

The family bathroom comprises bath, close coupled W.C. And wash hand basin.

Bedroom two is to the front aspect, bedroom three to the rear, also benefitting from fitted storage, whilst bedroom four is also to the rear.

STEP OUTSIDE



The property enjoys off road parking which leads to the garage, which is accessed via an up and over door. The rear gardens are mostly laid to lawn, having a patio/seating area, being enclosed by fencing.

INFORMATION

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





DIRECTIONS

Proceed along the Gloucester Road towards the Market Square, turn left into Copse Cross Street, proceed to the top of the hill, turn left into Alton Street, Waterside is the fourth turning on the left and the property can be found after a short distance on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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