



HEREFORD

Offers over **£300,000**



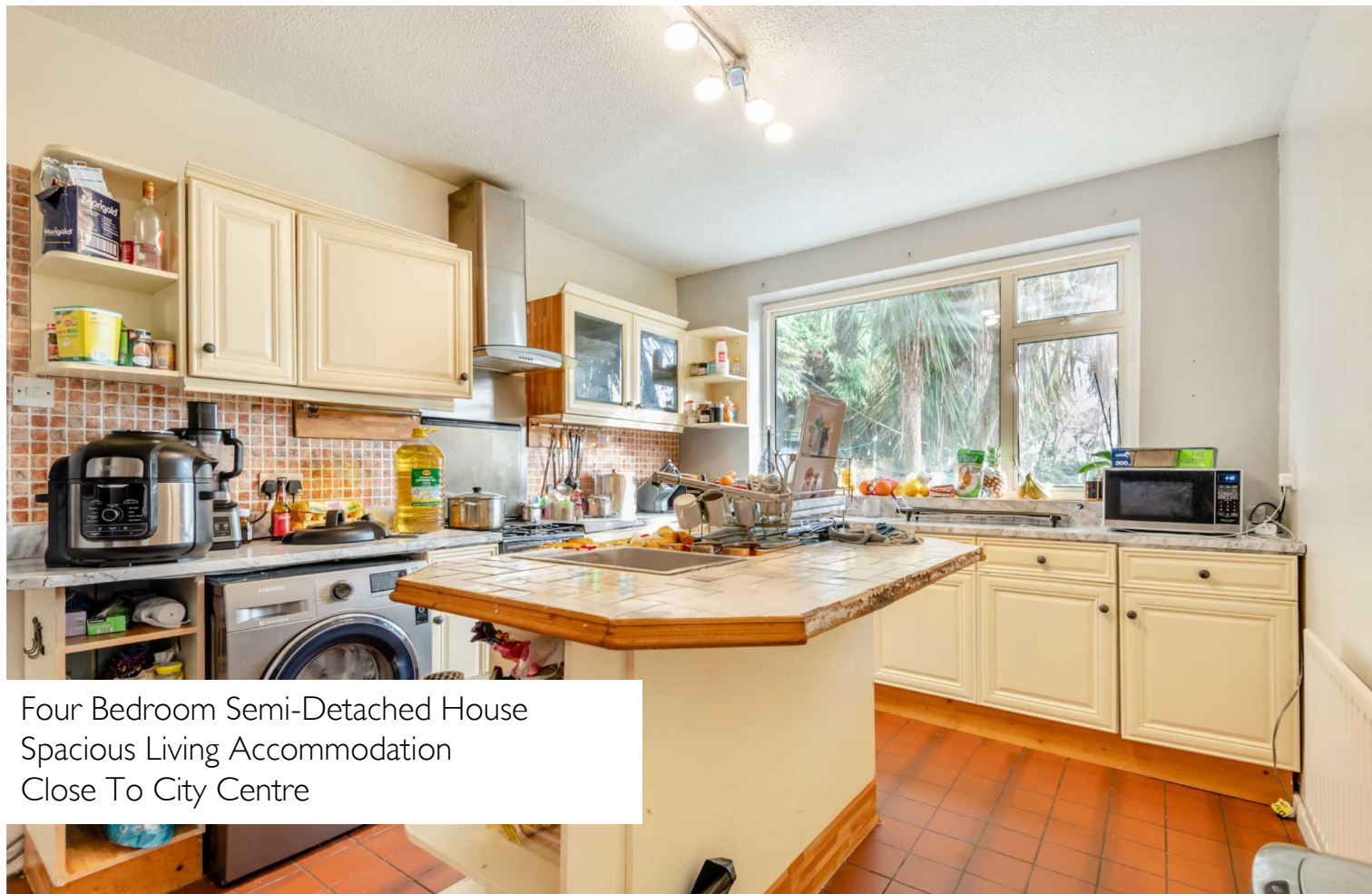
 **ARCHER & Co**

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To book a viewing call 01989 768484

157 ROSS ROAD

Hereford, HR2 7RP



Four Bedroom Semi-Detached House
Spacious Living Accommodation
Close To City Centre

A four-bedroom semi-detached property situated in a popular area close to the city centre. The property offers spacious living accommodation throughout, off road parking and enclosed gardens.

This four-bedroom semi-detached family home offers spacious and versatile living accommodation throughout, having a downstairs bedroom and en-suite. The property is situated in a popular location, close to the city centre.

The city of Hereford is situated on the banks of the River Wye having a rich history dating back to Saxon times and is also known for its picturesque black and white timber-framed buildings, which are a prominent feature of the city centre. The city centre is compact and easily walkable, with a mix of independent shops, cafes, and restaurants, also having a variety of popular larger shops.

The entrance hallway has doors leading to the lounge and kitchen, with stairs leading to the first-floor landing.

The lounge is airy with a front aspect bay window which streams light and has an opening through to the dining area, the dining area has sliding patio doors out to the garden and space for dining table and chairs.

There is a door and step down from the dining room to the kitchen, which is well equipped with a range of fitted wall, base and drawer mounted units, space for appliances, island unit with sink inset, rear aspect window overlooking the garden. From here, a door takes you into a utility room, which again, has space for appliances, wall and base units, with sliding doors to the garden.

One will then find a door into the downstairs bedroom, which is a generous room, having a front aspect window, and door into en-suite shower room.

To the first floor, there is three bedrooms and a family bathroom. Bedroom one is to the front aspect, complimented by a bay window. Bedroom two is to the rear aspect, with bedroom three at the front.

The family bathroom has a bathtub, close coupled w.c. And wash hand basin, situated with a rear aspect frosted window.

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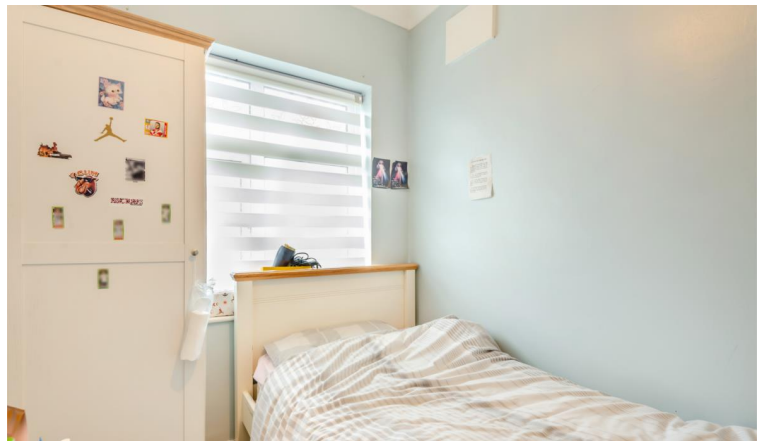
KEY FEATURES

- Four Bedroom Semi-Detached House
- Spacious Living Accommodation
- Close To City Centre
- Off Road Parking, Enclosed Gardens
- Two Bathrooms
- Double Glazing Throughout

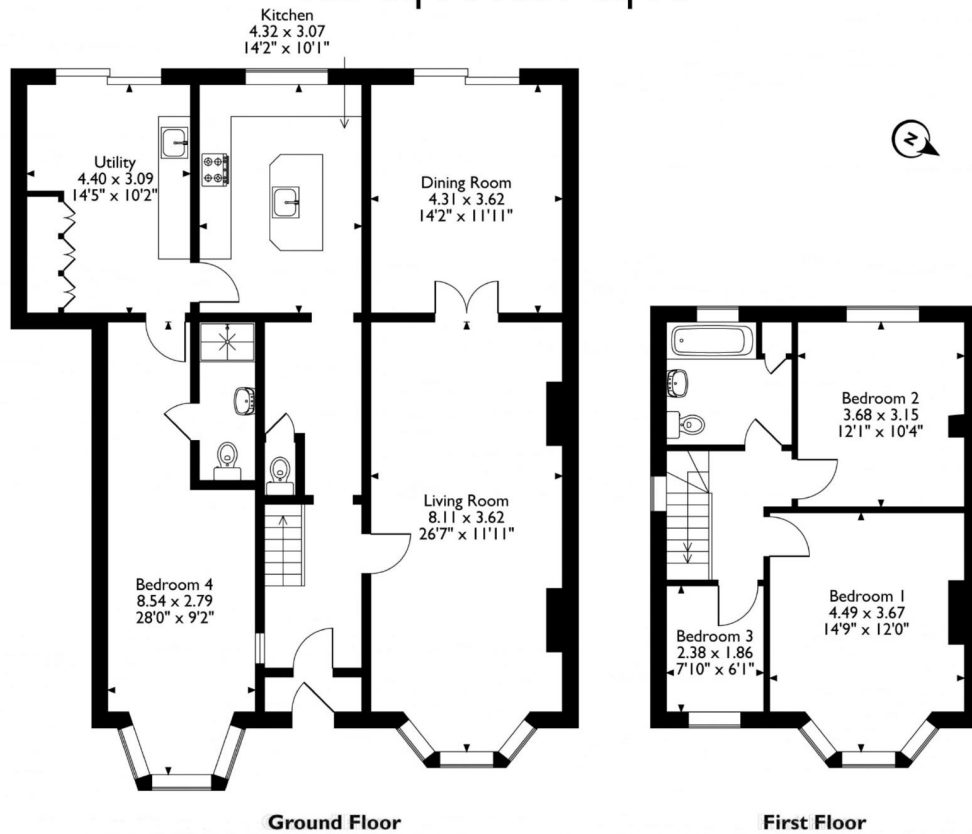


STEP OUTSIDE

The front of the property has off road parking for two vehicles, which in turn leads to the front door. The rear gardens are low maintenance, enclosed by fencing and walling surround,



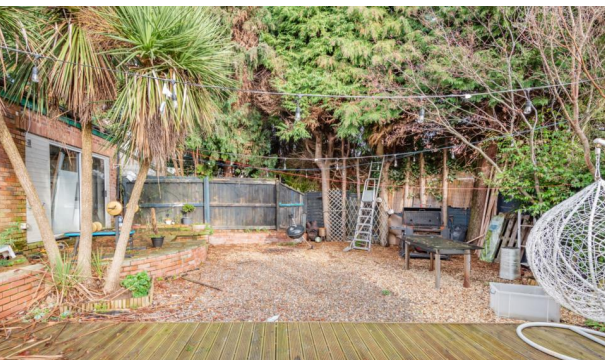
Approximate Gross Internal Area 155 Sq M/1669 Sq Ft



Please note that the location of doors, windows and other items are approximate and the floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

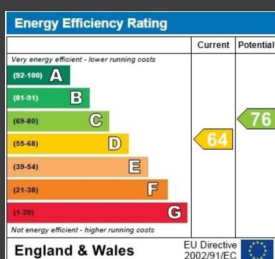
DIRECTIONS

From Ross-on-Wye, head south on the A49 towards Hereford. Continue on this road for approximately 14 miles, going through Peterstow and Harewood End, carry straight on until the roundabout taking the first exit on to Ross Road towards the city centre, as you approach Hereford, you will see the property on the right hand side via our for sale board.



INFORMATION

Postcode: HR2 7RP
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D



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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.