



ROSS-ON-WYE

Guide price **£425,000**



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To book a viewing call 01989 768484

7 BROOKMEAD

Ross-on-Wye, Herefordshire HR9 7XS



Four bedroom detached home
Popular location close to the town centre
Off road parking & garage

This four bedroom detached family home is situated in a popular position close to the town centre and amenities, offering versatile living accommodation, this property enjoys off road parking, garage and enclosed gardens.

Ross-on-Wye is a charming market town positioned within the Wye Valley Area of Outstanding Natural Beauty hosting a variety of shops, food and drink options for eating out, all whilst having various transport links to neighbouring towns and accessible road links to the A40 and M50.



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KEY FEATURES

- Four bedroom detached house
- Spacious living accommodation
- En-suite to principal bedroom
- Off road parking & garage
- Enclosed gardens
- Popular location close to town centre



STEP INSIDE



Accessed through a welcoming entrance hall leading to all the reception rooms and a convenient downstairs W.C. Ascend the staircase to the first-floor landing, where you'll find access to an under stairs storage cupboard.

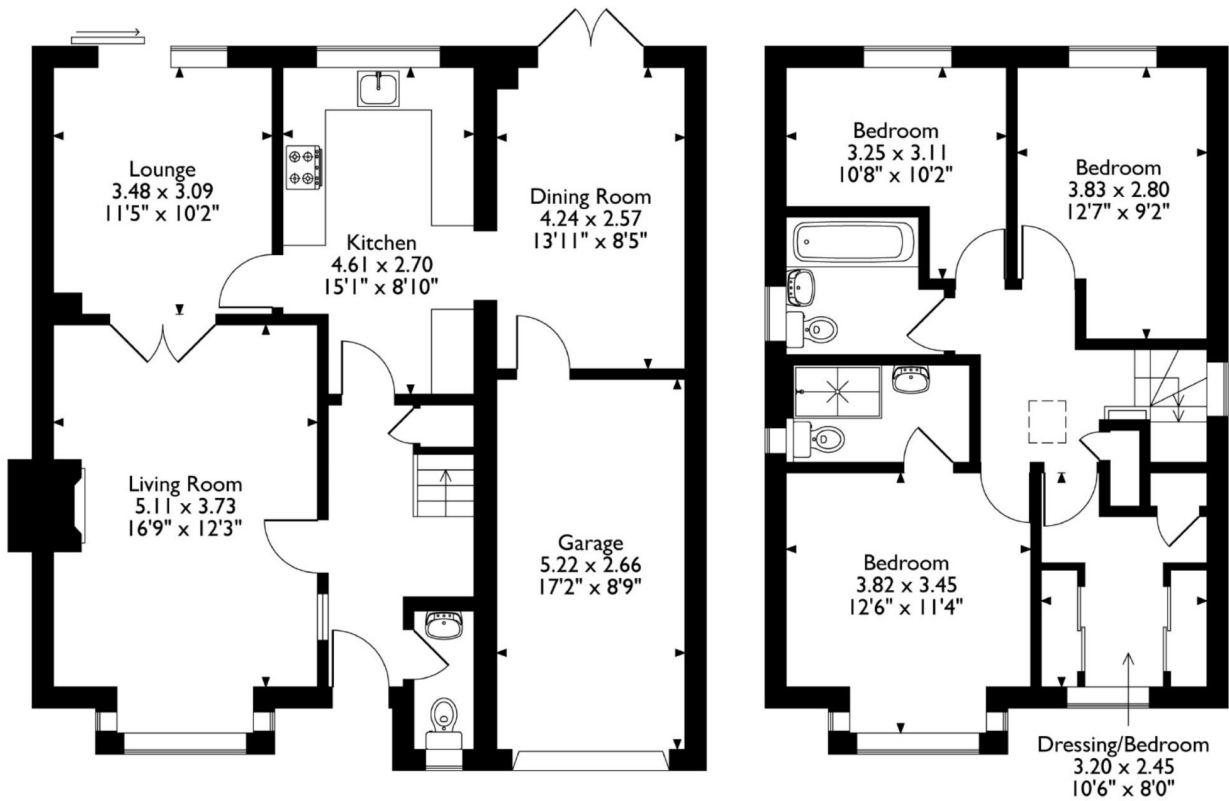
The living room, located at the front aspect, boasts a bay window and a charming feature fireplace. Doors open into a further lounge area at the rear, with sliding doors providing seamless access to the garden.

From here, step into the well-appointed kitchen, which also connects to the entrance hallway. The kitchen features a range of fitted wall, base, and drawer mounted units, along with built-in appliances. A rear window overlooks the garden, and an opening leads through to the dining room.

French doors open out to the garden, offering a delightful space for entertaining with room for a dining table and chairs.

Completing the ground floor amenities is a convenient downstairs W.C. Featuring a close-coupled toilet and wash hand basin.

Approximate Gross Internal Area 136 Sq M/1464 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.

Upstairs, the landing leads to four bedrooms and a family bathroom.

The principal bedroom, positioned at the front of the house, benefits from a bay window and an en suite shower room.

Bedrooms two and three are situated to the rear, while bedroom four, currently utilised as a dressing room, occupies the front aspect with fitted wardrobes.

The family bathroom offers a relaxing retreat with a bath tub, wash hand basin, and close-coupled toilet.

STEP OUTSIDE



To the front of the property, a driveway provides off road parking for two vehicles, which leads to the garage. The garage is accessed via an up and over door and has power and lighting.

The rear gardens are mostly laid to lawn. The garden is well enclosed by fencing surround.

INFORMATION

Postcode: HR9 7XS
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

From our office in Ross-on-Wye head down Broad Street continuing straight over the mini-roundabout towards Co-Op. When reaching Co-Op, take the next right into Brookmead where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			82
D (55-68)		62	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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