



WHITCHURCH

Guide price **£350,000**



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To book a viewing call 01989 768484

25 RIDGEWAY CRESCENT

Whitchurch, Herefordshire HR9 6DG



Three double bedroom semi-detached house
Spectacular views to the rear
No onward chain

With far reaching open views, this property enjoys spacious living accommodation throughout also enjoying ample off road parking and enclosed gardens. Situated in a popular village location, close to Symonds Yat, Whitchurch local amenities include village shop, Post Office, restaurants/public house, Ofsted outstanding primary school and village hall.

The nearby 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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KEY FEATURES

- Three double bedroom semi-detached house
- Popular & sought after village location
- Easily accessible transport links
- Generous plot with enclosed gardens
- Off-road parking & garage
- No onward chain



STEP INSIDE



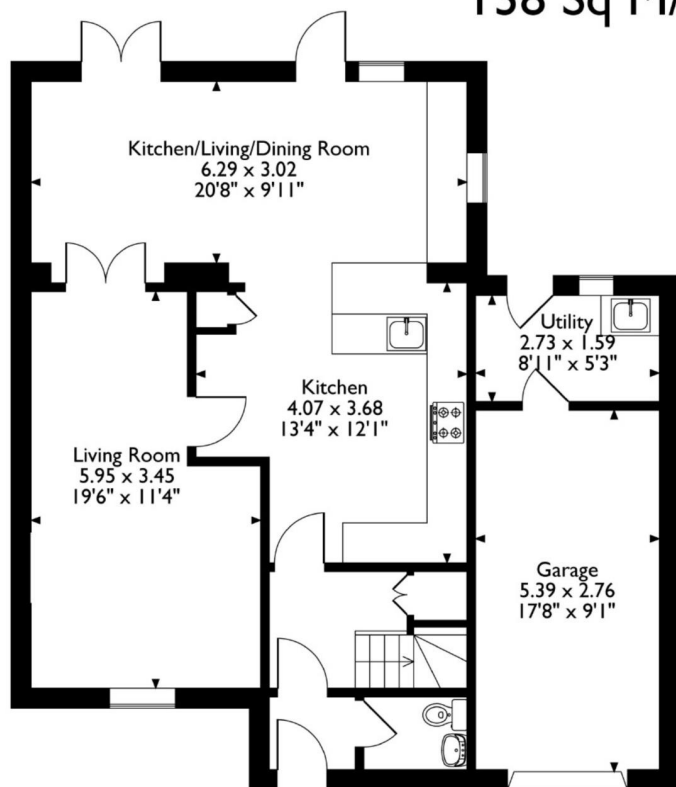
Step into the spacious open-plan family kitchen and dining area, seamlessly connected to the main lounge.

This area is ideal for socialising and entertaining, there are french double doors lead out to the rear patio, while a large window in the kitchen frames delightful views.

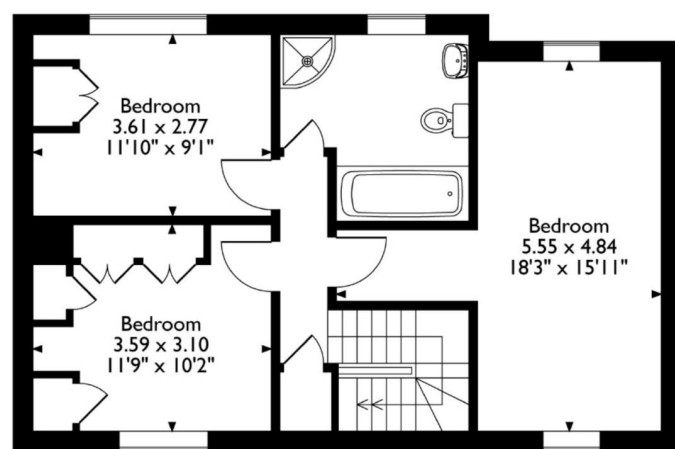
The kitchen is well equipped with a Belling range electric cooker and extractor hood, with plumbing in place for essential appliances such as a washing machine, dryer, dishwasher, and fridge freezer. A fitted range of wall, base and drawer mounted units provide storage.

Adjacent to this living space, you will find the lounge, with a feature oil fired stove, a perfect focal point for the room. There is a window to the front aspect.

Approximate Gross Internal Area 138 Sq M/1485 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.

To the first floor landing, there is an airing cupboard and doors to three double bedrooms and the bathroom.

The principal bedroom has been designed to be easily partitioned off to split into two bedrooms, currently having windows to the front and rear.

The second bedroom is to the front aspect with masses of built in storage, the third bedroom is to the rear with the far reaching views capturing you upon entry.

The family bathroom is a four piece suite, comprising bath tub, shower cubicle, w.c and wash hand basin, a spacious and practical room with a window to the rear aspect.

STEP OUTSIDE



Outside, enjoy a private front lawned garden and a driveway providing ample parking space which leads to the garage. Step out onto the rear patio, leading to a lawn with breathtaking views of open fields. Complete with decking featuring a summer house bar and seating area, perfect for entertaining.

Conveniently located at the side of the property is access to the boiler room/utility room which leads through to the garage.

INFORMATION

Postcode: HR9 6DG

Tenure: Freehold

Tax Band: B

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From Ross-on-Wye, taking the A40 Westbound towards Monmouth and take the exit at Whitchurch. Take the second exit at the mini roundabout and follow the road over the bridge, and at the staggered junction, turn left onto Llangrove Road. Continue on this road, turning right signposted Ridgeway Crescent, follow this road bearing left where the property can be found on the right hand side via our for sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	78
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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