



ROSS-ON-WYE

Offers over £300,000



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To book a viewing call 01989 768484

12 SWALLOW ROAD

Ross-on-Wye, Herefordshire HR9 7WS



Three bedroom semi-detached family home
Popular location close to the town centre
Off road parking and garage

An immaculate, spacious three-bedroom semi-detached family home, conveniently located close to the town centre. The property enjoys a light and airy feeling throughout, with a kitchen/diner being the perfect entertaining space for a modern home.

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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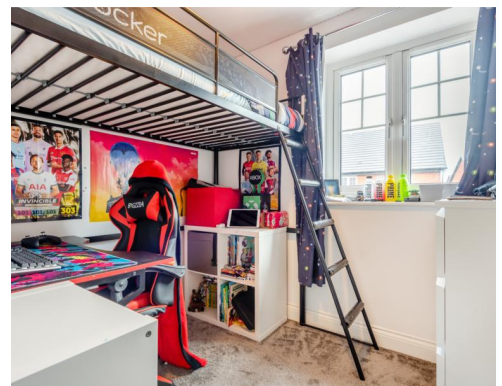


KEY FEATURES

- Three bedroom semi-detached house
- Off road parking and garage
- Enclosed landscaped gardens
- En-suite to master bedroom
- 8 years builders warranty remaining
- Popular location close to town centre



STEP INSIDE

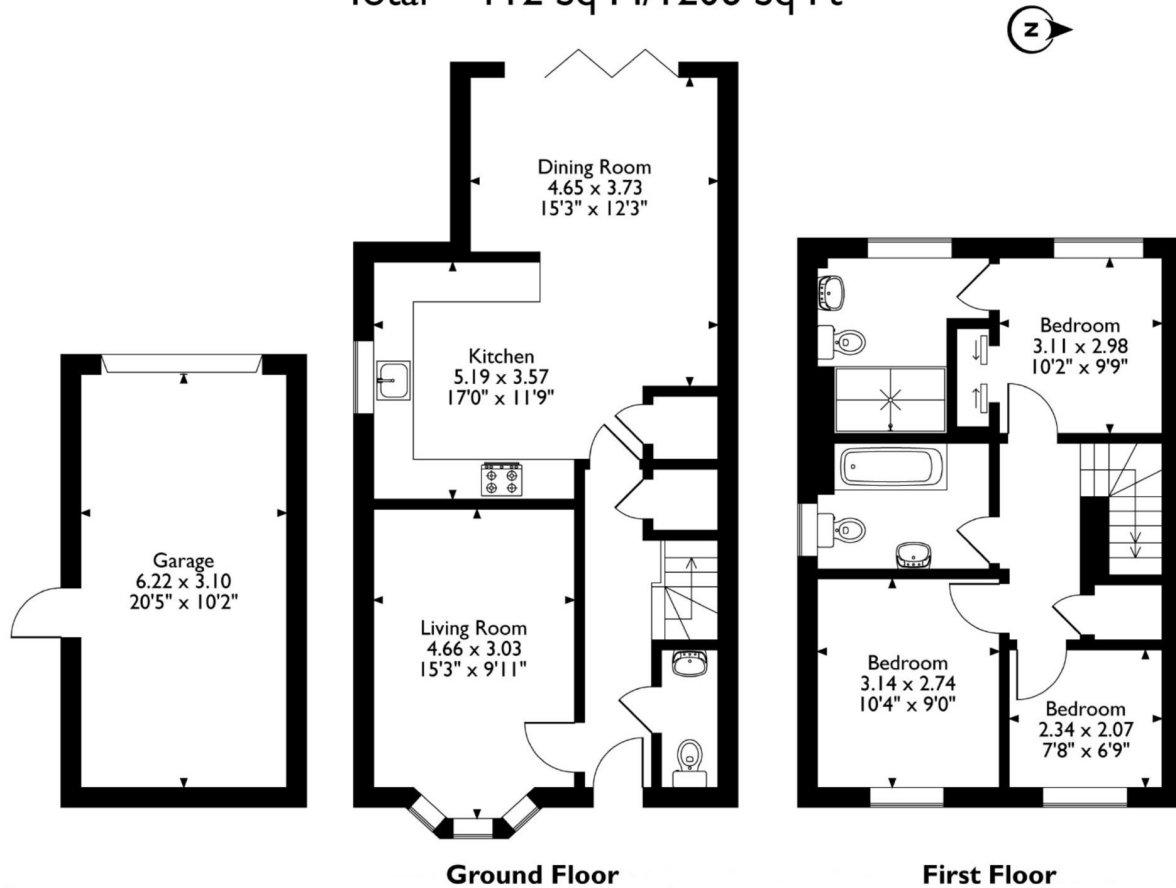


Upon entering the property, you are greeted by the entrance hallway, which has stairs leading to the first-floor landing and doors leading to the lounge, kitchen/diner and W.C. The lounge is a generous size with a bay fronted window to the front aspect.

The kitchen/diner comprises a range of fitted wall, base and drawer units, a variety of built in appliances and an opening into the dining area, this space provides the perfect hub of a family home, with doors out to the landscaped garden.

Further to the ground floor, the W.C. Has a close coupled W.C. And wash hand basin.

Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 112 Sq M/1206 Sq Ft



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, the principal bedroom is well positioned overlooking the rear garden, with a door into an en-suite shower room. Two further bedrooms can be found, both to the front aspect.

The family bathroom is well equipped with a modern bath with shower over, pedestal wash handbasin and W.C.

STEP OUTSIDE



A driveway suitable for the parking of two vehicles leads to the garage, which is accessed via an up and over door.

The rear of the property has been landscaped, which enjoys patio/seating areas, lawned areas, a variety of flowers and shrubs, being well enclosed by fencing surround.

INFORMATION

Postcode: HR9 7WS
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From the A40 coming toward Ross-on-Wye take the first exit onto the Bypass and then at the first roundabout take the first exit into St. Marys Village. Follow Starling Road for a short while, turning right into Swallow Road where the property can be on the right hand side.



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