



ROSS-ON-WYE

Guide price **£300,000**



66 STARLING ROAD

Ross-on-Wye, Herefordshire HR9 7WP



Two double bedroom semi-detached bungalow
Off road parking & garage
Close to town centre & local amenities

A two double bedroom semi-detached bungalow situated in the popular area of St Marys Garden Village, the property enjoys spacious living accommodation, off road parking, enclosed gardens and being close to the nearby town centre.

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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KEY FEATURES

- Two double bedroom semi-detached bungalow
- Ample off road parking & garage
- 6 Years NHBC warranty remaining
- Enclosed gardens
- Open views over surrounding fields
- Close to town centre & local amenities



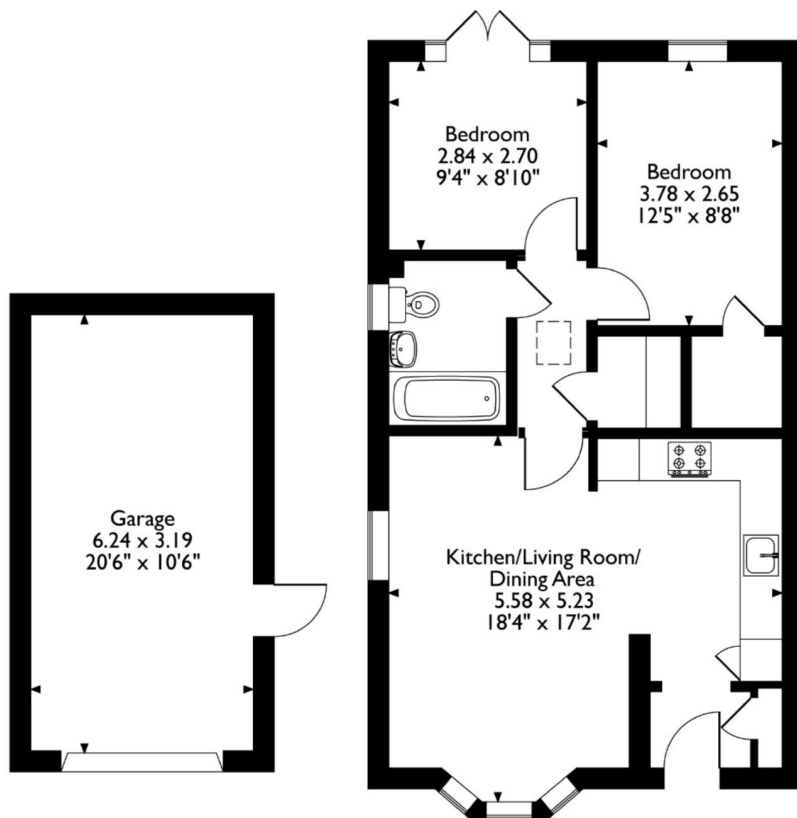
STEP INSIDE



Accessed via the front door into the entrance hallway, from here, step into the spacious open plan living room and kitchen, boasting dual aspects that flood the space with natural light. The kitchen is well equipped featuring stylish eye and base level units, complemented by worktops.

This space has various built in appliances including oven, hob, dishwasher and fridge/freezer. There is space for dining table and chairs and other furniture. A bay window to the front aspect takes in the splendid views that this property has to offer.

Approximate Gross Internal Area
 Main House = 58 Sq M/624 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 78 Sq M/839 Sq Ft



Ground 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.

Continuing through the inner hallway, access to the two bedrooms and bathroom, alongside a convenient large built-in storage cupboard, which is useful for utilities including washing machine/tumbledryer.

The bathroom presents a tasteful 3-piece suite comprising a shower/bath, WC, and wash hand basin, which is partly tiled.

Both bedrooms comfortably accommodate double beds, with the principal bedroom benefiting from a storage cupboard. The second bedroom has French doors which lead out to the garden.

STEP OUTSIDE



Step outside to the landscaped gardens, featuring paved patios and a sun terrace, all enclosed by brick wall and panel fencing, offering a private oasis for relaxation and entertainment.

To the side of the property, a spacious driveway leads to the single garage, complete with eaves storage and power and lighting, providing ample space for parking and additional storage needs.

INFORMATION

Postcode: HR9 7WP

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: B





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 where the property can be found via our or sale board on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		96
B (81-91)	82	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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