



ROSS-ON-WYE

Guide price **£270,000**



3 PRIMROSE CLOSE

Ross-on-Wye, Herefordshire HR9 7RN



Three bedroom end of terrace property
Off road parking & garage
No onward chain

Three-bedroom end of terrace property, benefitting from spacious living accommodation, having an en-suite to the master bedroom. Outside the property enjoys off road parking, garage and enclosed gardens, all being situated within walking distance to the Ross-on-Wye 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.

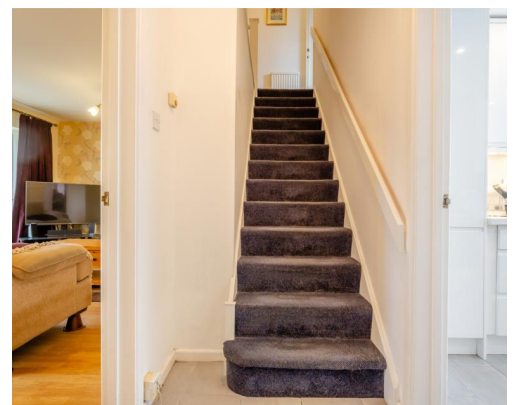


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KEY FEATURES

- Three Bedroom End Of Terrace Property
- No Onward Chain
- En-Suite To Principal Bedroom
- Close Proximity To Town Centre
- Enclosed Gardens
- Off Road Parking & Garage



STEP INSIDE



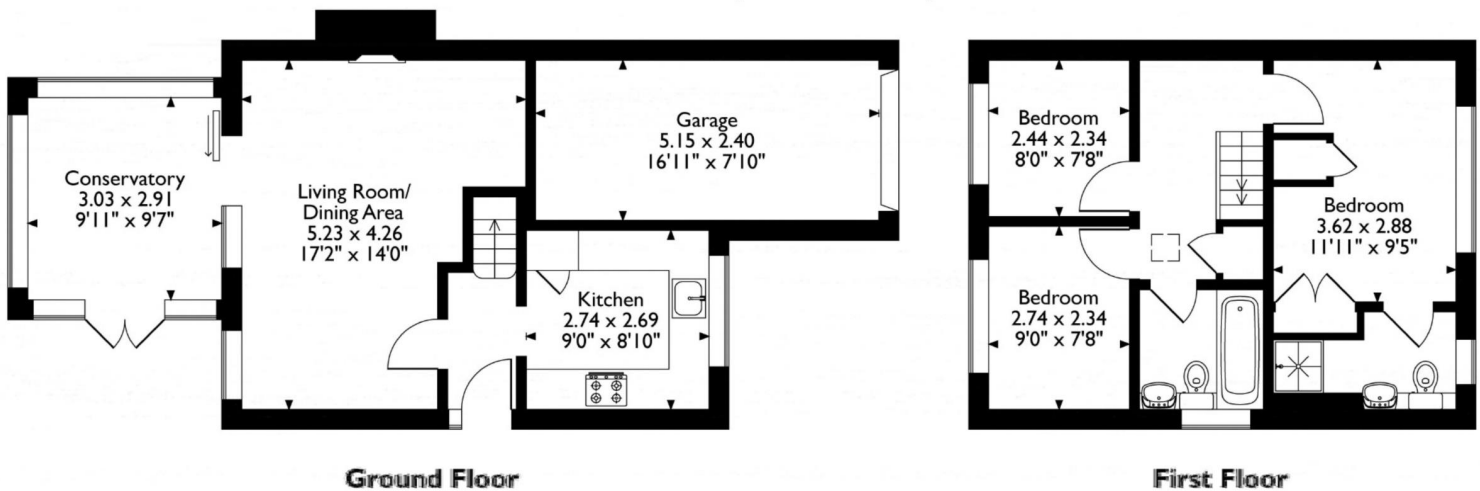
The entrance hall gives access to the kitchen and living/dining room, also having stairs which lead to the first floor landing.

The kitchen is bright and airy, comprising a range of fitted wall, base and drawer mounted units, built in appliances, sink unit with a window to the front aspect.

The living room/dining area is spacious, having a generous space for dining table and chairs, feature fireplace, two windows to the rear aspect and sliding doors which lead into the conservatory.

The conservatory offers French doors which lead out to the garden.

Approximate Gross Internal Area
 Main House = 76 Sq M/818 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 88 Sq M/947 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 landing has access to the loft space and also airing cupboard, with doors to all three bedrooms and the family bathroom.

The principal bedroom is to the front aspect, having fitted wardrobes, and door leading into the en-suite shower room.

The shower room is well equipped with shower cubicle, close coupled W.C. And wash hand basin.

Bedroom two and three are both situated to the rear, streaming light. The family bathroom has a bath tub, close coupled W.C. And wash hand basin, a frosted window to the side aspect.

STEP OUTSIDE



Outside the property, a driveway offers parking for 2/3 vehicles which in turn leads to the garage. The garage is accessed via an up and over door and has power and lighting.

The rear garden is low maintenance, having a patio and seating area, gravelled area, which has flowers and shrubs, being well enclosed by fencing. One will also find a wooden storage shed to the rear of the garden.

INFORMATION

Postcode: HR9 7RN

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From the centre of Ross-on-Wye proceed down Broad Street, over the two small roundabouts and turn left into Brampton Street, continue up the hill and take the second turning left into Riverview and carry along and take the first left into Primrose Close and the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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