



ROSS-ON-WYE

Guide price **£375,000**



5 CHANNING MEWS

Ross-on-Wye, Herefordshire HR9 5WH



Three-bedroom, end of terraced home
Spacious living accommodation
Sought after location

Three-bedroom property situated within close proximity of the town centre, enjoying spacious, modern living accommodation, off road parking and picturesque enclosed gardens.

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 property
- Generous living accommodation
- Driveway with off road parking
- Private manicured gardens
- Driveway with off road parking
- Sought after location



STEP INSIDE



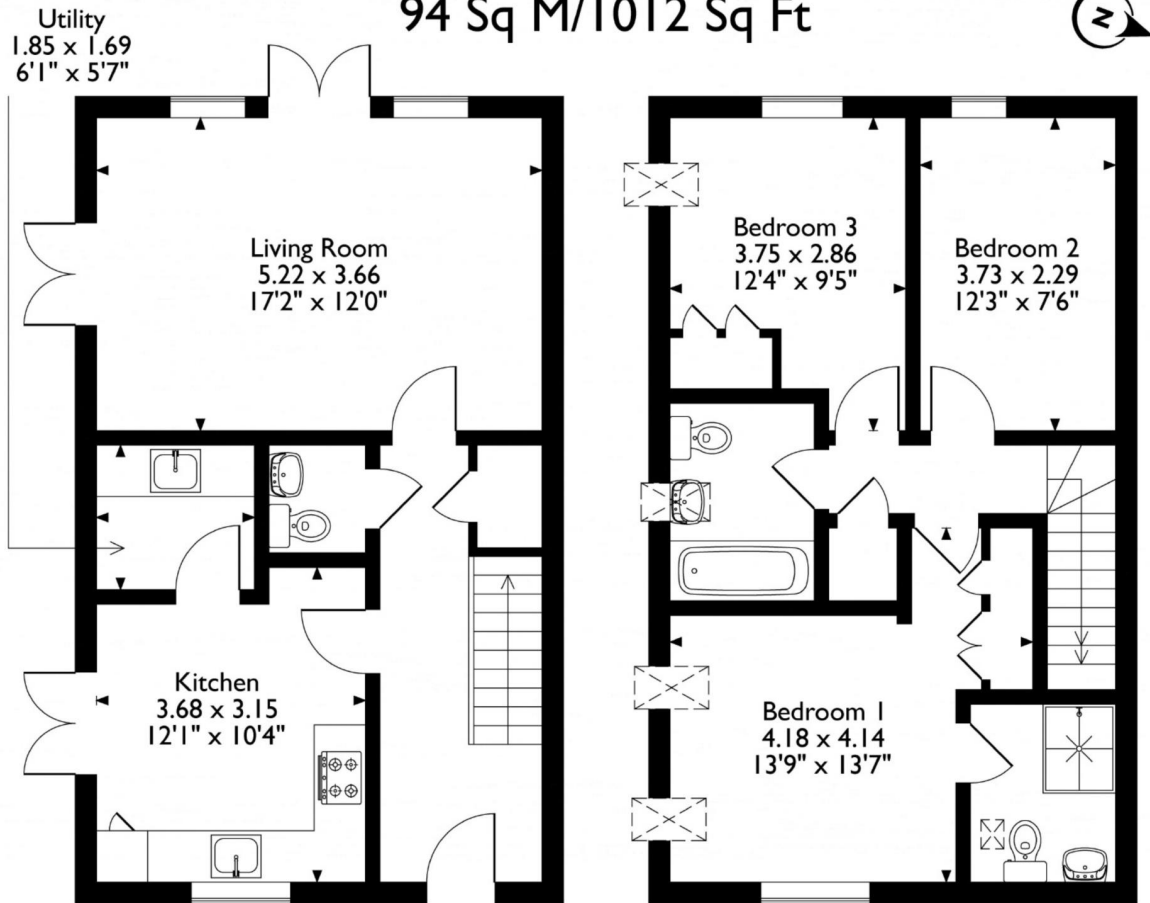
As you step inside, the spacious hallway provides access into all ground floor rooms, and has stairs leading to the first-floor landing with an understairs storage cupboard.

The lounge is appointed at the rear of the property, being well proportioned and illuminated in light with two sets of French doors and feature rear aspect windows.

The kitchen is fitted with a range of wall, base and drawer mounted units, a variety of built in appliances including oven and hob, dishwasher, one and half bowl single drainer sink unit with mixer tap over, opening into a utility room which has space for white goods, storage space and a door leading to the side of the property.

Further to the ground floor there is a conveniently located W.C.

Approximate Gross Internal Area 94 Sq M/1012 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, doors give access into three inviting bedrooms.

The principal bedroom is a generous size and benefits from fitted wardrobes, along with an en-suite shower room.

Bedrooms two and three can be found overlooking the rear aspect, with bedroom three also benefitting from fitted wardrobes and a velux ceiling skylight.

The family bathroom completes the first floor, having a bath, close coupled W.C, wash hand basin and window to the side aspect.

STEP OUTSIDE



The gardens are incredibly well maintained and manicured, with a patio/seating area and steps up to lawned areas which enjoy borders having mature flowers, shrubs, trees and plants, a pathway leads to the summer house which is positioned to the rear of the garden. The garden is enclosed by fencing and walling surround.

The front of the property has parking for two vehicles in the form of a driveway, which leads to the side of the property and the front door.

INFORMATION

Postcode: HR9 5WH
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From the centre of Ross-on-Wye proceed east on the Gloucester Road, turning right for The Chase Hotel, continue towards the chase to the top of the road bearing right, where the property can be found in front of you via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(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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