



ROSS-ON-WYE

Offers over **£300,000**



10 BEAMHOUSE DRIVE

Ross-on-Wye, Herefordshire HR9 7GR



Four bedroom semi-detached house
Living accommodation over three floors
Off road parking, garage

This versatile four-bedroom semi-detached townhouse, features modern and contemporary décor throughout. Situated on a popular street in a highly sought-after area, this property offers excellent commuter links.

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

- Four bedroom semi-detached house
- Spacious living accommodation arranged over three floors
- Off road parking, garage
- Enclosed rear garden
- Close to town centre and all local amenities
- Easy access to transport links



STEP INSIDE



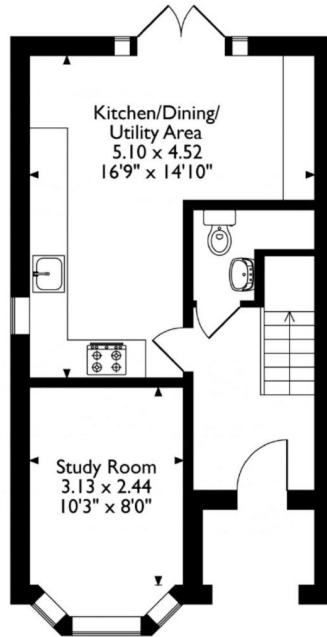
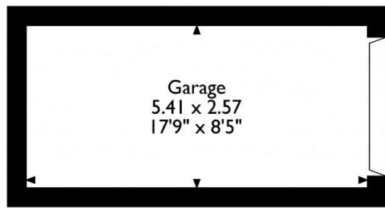
The bright and airy rooms provide ample living space spread over three floors. The ground floor features an inviting entrance hallway, a large, well-equipped L-shaped kitchen, a separate dining room, and a guest W.C.

The kitchen comprises a range of fitted wall, base and drawer mounted units, adorned by worktops, having built in features to include oven and hob. There is space for a dining table and chairs and patio doors which open onto the garden.

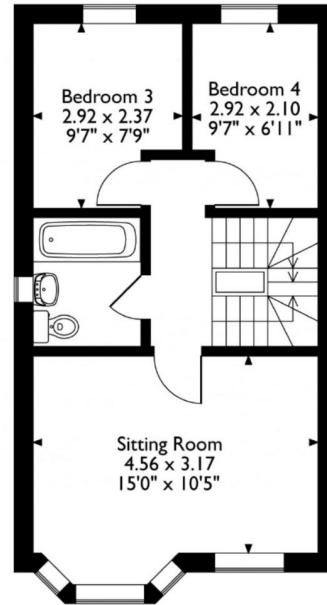
The dining room is to the front aspect, with a picturesque bay window which overlooks the front. This room is incredibly versatile and could be used as an additional bedroom, study or play room.

On the first and second floors, you will find four well-appointed bedrooms, a family bathroom, an en-suite bathroom to one of the principal bedrooms, and a large living room.

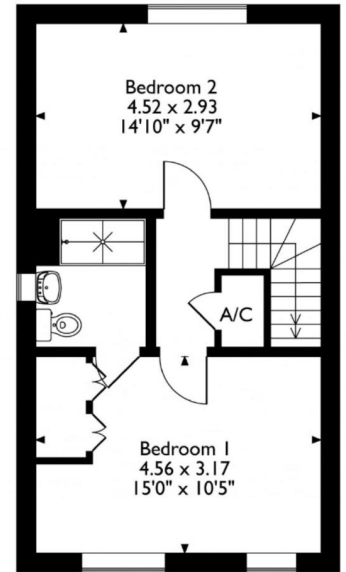
Approximate Gross Internal Area
 Main House = 113 Sq M/ 1217 Sq Ft
 Garage = 14 Sq M/ 151 Sq Ft
 Total = 127 Sq M/ 1368 Sq Ft



Ground Floor



First Floor



Second 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.

The living room is well proportioned with windows to the rear aspect, once again, this room can serve as an additional bedroom or dining room.

Bedroom three and four can be found on this level, both to the rear, with a well-appointed bathroom in between them.

The top floor hosts the principal bedroom which has fitted wardrobes, and the second bedroom, which is to the rear aspect. There is a fitted shower room on this floor, which adds convenience.

Back out to the landing of the top floor you can find access to the loft, which is a large space and can be converted into extra living accommodation subject to building regulations.

STEP OUTSIDE



The property has off road parking, which leads to the garage.

The rear garden is laid to patio/seating area, with a lawned area, there are steps down to a decking area, which has a gate leading to the parking area and garage.

INFORMATION

Postcode: HR9 7GR
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From the centre of Ross-on-Wye proceed towards Gloucester on the A40 and upon reaching the roundabout turn left and head toward the A40/M50 dual carriageway. Upon reaching the next roundabout bear left into Old Tannery Way taking the first right into Beamhouse Drive where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92-100)	A		
(81-91)	B	81	
(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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