



# ROSS-ON-WYE

Guide price **£350,000**





# 29 OLD TANNERY WAY

Ross-on-Wye, Herefordshire HR9 7GG



Three bedroom detached house  
Easy access to town centre  
Off road parking and garage

This three-bedroom property is 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 detached house
- Spacious living accommodation
- Off road parking and garage
- Enclosed gardens
- En-suite to principal bedroom
- Sought after location with easy access to town





# STEP INSIDE

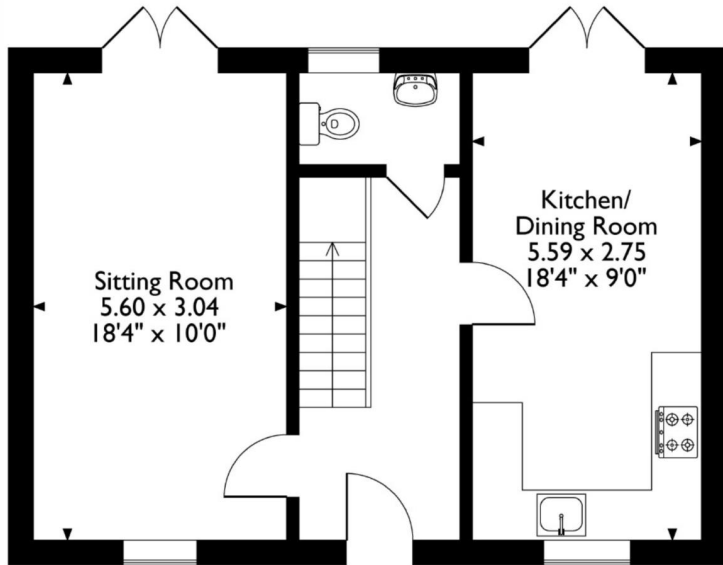


As you step inside, the hallway provides access into all ground floor rooms, and has stairs leading to the first-floor landing, with a W.C. Appointed to the rear of the hallway.

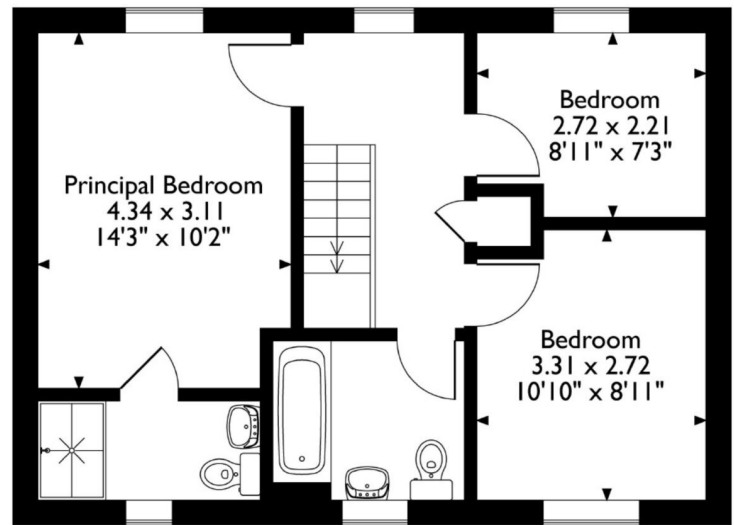
The lounge is well proportioned, again having natural light from the front aspect window and rear aspect patio door which directly takes you to the garden.

The kitchen/diner is fitted with a range of wall, base and drawer mounted units, built in oven and hob, space for appliances, single drainer sink unit. The kitchen has space for a dining table and chairs, with patio doors to the rear and window to the front aspect.

## Approximate Gross Internal Area 90 Sq M/968 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 having space for wardrobes, along with an en-suite shower room.

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

Bedroom two is to the front aspect, whilst bedroom three is to the rear and can be used as an office/study.



# STEP OUTSIDE



The gardens are low maintenance and well maintained , with a patio/seating area, gravelled areas which enjoy borders, a private and secluded area can also be found, with gated access leading to the front of the property. The summer house also benefits from power.

The front of the property has parking for two vehicles in the form of a driveway, which leads to the garage, accessed via an up and over door, having power and lighting.

## INFORMATION

Postcode: HR9 7GG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From Ross-on-Wye, take the Gloucester Road out towards Hildersley, at the roundabout take the first left exit. After a short distance turn left into Chase Wood View, continue along following the road left onto Old Tannery Way, continue to the top of this road where number 29 can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			90
A	(92-100)		
B	(81-91)		
C	(69-80)	76	
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	

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