



ROSS-ON-WYE

Offers over **£360,000**



DUPONT

Camp Road, Ross-on-Wye, Herefordshire HR9 5NJ



Spacious, detached family home
Three good size bedrooms and family bathroom
Highly desired location within easy reach of Ross-on-Wye Centre

Nestled in the highly sought-after Camp Road, this charming three-bedroom detached home presents a wonderful opportunity for families or those looking to enjoy a peaceful yet convenient lifestyle. Situated within walking distance of the vibrant market town of Ross-on-Wye, this property benefits from excellent local amenities, schools, and picturesque countryside walks, while also offering easy access to major transport links, including the M50 for commuting.

Camp Road is a well-regarded residential area, known for its friendly community and proximity to Ross-on-Wye's excellent facilities. The town itself boasts independent shops, cafes, restaurants, and leisure facilities, as well as easy access to stunning walks along the River Wye and surrounding countryside. The area is also well-connected, with good road links to Hereford, Gloucester, and the wider motorway network, making it a practical choice for commuters.



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KEY FEATURES

- Detached, family home
- Three double bedrooms
- Character features throughout
- No onward chain
- Highly desired location within walking distance to town



STEP INSIDE



Stepping inside, you are greeted by a welcoming hallway that leads to the spacious and bright living areas. The living room is a warm and inviting space, featuring large windows that allow natural light to flood in, creating a relaxing atmosphere. This room seamlessly connects to the conservatory, which offers a tranquil setting to enjoy views of the garden year-round.

The dining room provides a formal space for entertaining, with ample room for a family dining table and stylish furnishings. The kitchen is well-appointed with plenty of storage and workspace, making it a practical area for home cooking. A utility/ boot room at the rear of the home provides additional functionality, ideal for outdoor enthusiasts or pet owners.

Approximate Gross Internal Area
Main House = 133 Sq M/1432 Sq Ft
Outbuildings = 12 Sq M/129 Sq Ft
Total = 145 Sq M/1561 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.

Upstairs, the home offers three well-proportioned bedrooms, each with ample space for furniture and storage. Bedroom one is a spacious double, enjoying a front-facing aspect, while bedroom two, also a double, overlooks the garden.

Bedroom Three is a comfortable single room, perfect as a child's bedroom, guest room, or home office. The first floor is completed by a family bathroom, fitted with a shower, WC, and wash basin.

STEP OUTSIDE



A key feature of this home is its generous front and rear gardens. The front garden is well-maintained, adding curb appeal, while the rear garden offers ample space for outdoor activities, gardening, or simply unwinding in a private setting. The property also benefits from outdoor storage, including a shed and utility/workshop, ideal for DIY projects, hobbies, or additional storage.

INFORMATION

Postcode: HR9 5NJ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From the centre of Ross-on-Wye proceed east on the Gloucester Road, turning right for Camp Road, where the property can be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	65	
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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