



# ROSS-ON-WYE

Guide price **£300,000**





# 4 DRAGONOON ROAD

Ross-on-Wye, Herefordshire HR9 7YR



Enjoy modern living in this stunning new bungalow  
Private garden perfect for relaxation.  
Light-filled interiors in a convenient location

This newly built two-bedroom bungalow offers a contemporary lifestyle close to the heart of Ross-on-Wye, a market town known for its rich history and beautiful scenery. The property features a single reception room that flows seamlessly into the kitchen, creating an inviting space for both relaxation and entertainment. Natural light fills the home, adding warmth to the stylish interior. The garden, which is well-maintained and enclosed by wooden fencing, provides a private outdoor retreat, ideal for enjoying the fresh air. Conveniently situated near local amenities and transport links, this bungalow offers the perfect blend of comfort and practicality for a range of lifestyles.



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### KEY FEATURES

- Newly built modern bungalow
- Two light-filled bedrooms
- Spacious reception room
- Enclosed private garden
- Paved patio area for entertaining
- Close to local amenities and transport





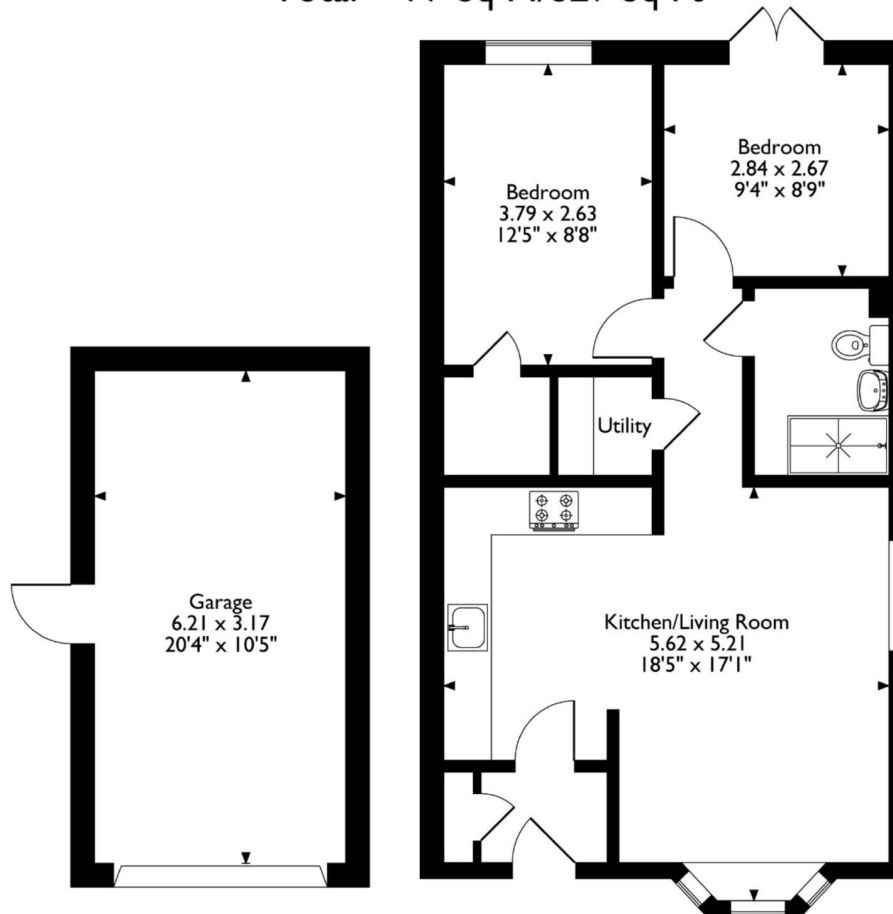
# STEP INSIDE



Inside, the bungalow boasts a spacious and welcoming layout.

The open reception room serves as an ideal spot for comfortable furnishings and social gatherings, seamlessly connecting to the modern kitchen equipped with essential worktops and appliances.

Both bedrooms are thoughtfully designed to maximise space and light, making them perfect for restful nights.



## Ground 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 overall design prioritises functionality and ease of living, catering to those seeking a low-maintenance lifestyle.



# STEP OUTSIDE



The outside area of the property is an attractive feature with a grassy garden framed by secure wooden fencing, ensuring privacy. A gentle slope leads from the lower lawn area to a charming paved patio, constructed from durable stone tiles and situated conveniently next to the house. This outdoor space is perfect for alfresco dining or simply unwinding in the sun. The garden is easily maintainable, making it an ideal spot for relaxation and outdoor activities. While neighbouring homes can be seen, the setting is tidy and appealing, contributing positively to the overall atmosphere of the area.

## INFORMATION

Postcode: HR9 7YR  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: B







DIRECTIONS

What3words: Flashing.deeper.stated





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
A (92-100)		
B (81-91)	82	
C (69-80)		
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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