



Ross-on-Wye
HR9 7BN

****The Property Shop** Offers this
Period Style Terraced House with Low
Maintenance Gardens - Close To
Town Centre - Garage & Parking - No
Onward Chain**

A well presented neo-Georgian style terraced town house, situated in a pleasant cul-de-sac on the outskirts of the town centre. The property offers spacious and versatile accommodation with reception hall and cloakroom, re-fitted kitchen/breakfast room with utility room and bedroom 3 on the ground floor, whilst upstairs there are two double bedrooms, a living room, re-fitted bathroom and separate WC.

With a gas fired central heating system, double glazing, parking and a garage and low maintenance gardens.





Accessed by a double glazed door into:

Entrance Hall

With radiator, laminate flooring, stairs to first floor. Doors to kitchen, cloakroom and bedroom 3.

Kitchen/Breakfast Room

14'6" max x 9'11" plus walkway (4.43m max x 3.03m plus walkway)

Fitted with an attractive range of light wood effect base and wall cupboards with under-lighting. Built-in Neff electric oven and ceramic hob with extractor over, sink drainer unit and worktops with splash-back tiling, wall mounted gas boiler for hot water and central heating system. Double glazed bow window to front offering a south-westerly aspect, radiator and tiled floor. Arched entrance to:

Utility Room

7'10" x 5'1" (2.39m x 1.54m)

Fitted with base and wall cupboards to match the kitchen, along with matching worktops with splash-back tiling. Plumbing for washing machine, recessed space for fridge/freezer, under-stairs storage cupboard, tiled floor. Door to:

Garage

13'9" x 7'11" (4.20m x 2.41m)

With an electric up & over door, power and lighting.

Cloakroom

Low level WC, wash basin with cupboards beneath, radiator, tiled floor and extractor fan.

Bedroom 3

12'9" x 9'1" (3.88m x 2.78m)

Double glazed window and door to rear leading out to the patio, laminate flooring, radiator.

First Floor Landing

Loft hatch to roof space and doors to:

Living Room

17'6" x 9'11" (5.33m x 3.02m)

With two double glazed windows to front aspect, radiator and recess over-stairs being suitable for dresser etc, with storage to one side.

Bedroom 1

13'0" x 9'1" (3.97m x 2.76m)

Double glazed window to rear aspect, radiator.

Bedroom 2

13'0" x 7'11" (3.95m x 2.42m)

Double glazed window to rear, radiator and airing cupboard housing hot water cylinder.

Bathroom

6'0" x 5'9" (1.84m x 1.75m)

A modern suite comprising of a bath with mixer taps, shower attachment and screen, wash basin with cupboards beneath, part tiled walls and tiled floor, heated towel rail and extractor fan.

Separate WC

Low level WC with concealed cistern, extractor fan.

Outside

At the front of the property there is a small paved courtyard style garden with shrubs and an outside light. At the rear of the property an access lane leads to the parking space and garage, adjacent to which, there is a small patio area with gravel bed and an outside light.

Directions

Head out of Ross town centre on the Ledbury Road and take the seventh turning right into Overross Farm. The property will be found on the left hand side as indicated by our 'For Sale' board.

Services

Mains electricity, gas, water and drainage are connected to the property. BT landline connected (subject to BT regulations). Broadband is available in the area.

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "C". Amount payable 2019/2020 £1728.33

Floor-plan

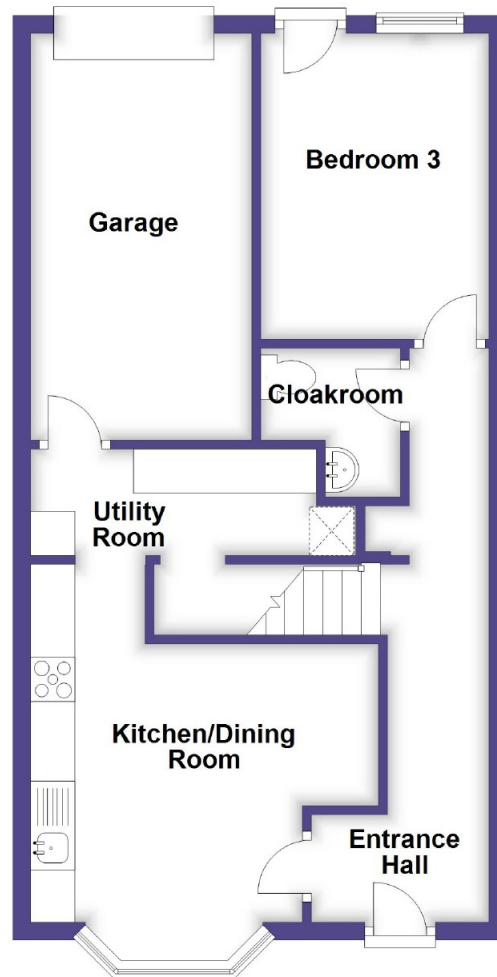
The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.

Tenure

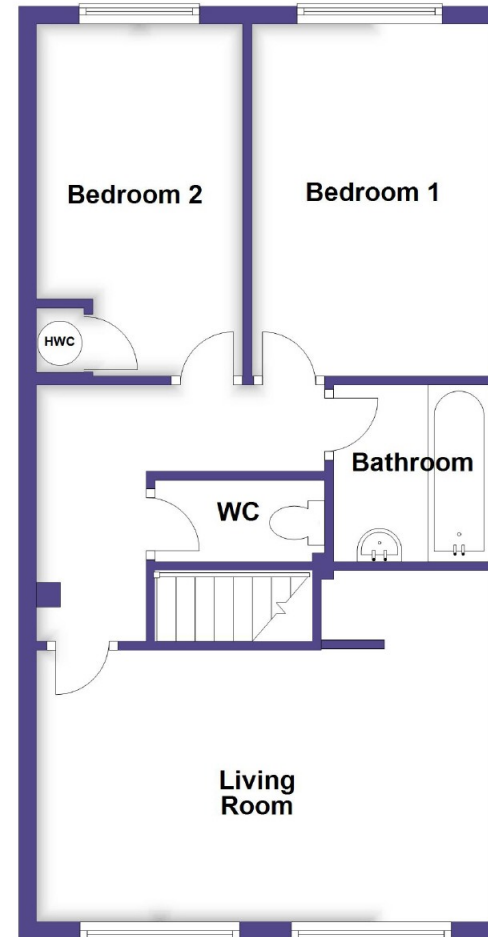
We are informed by the seller that the tenure is FREEHOLD. Any interested parties should ensure verification by their solicitor.



Ground Floor



First Floor



3 Overross Farm, Ross on Wye

Note

All room sizes are approximate. Any electrical appliances or heating systems have not been tested and you are therefore advised to satisfy yourselves as to their present state and working condition. An appropriate surveyor should be appointed to carry out a full report on the property and advice sought where appropriate. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the corrections of each of the statements contained in these particulars. The Vendor does not make or give and neither The Property Shop or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



