

4-bed house with river views in Ross-on-Wye (795 GBP)



Location **West Midlands, Herefordshire**
<https://www.freeadsz.co.uk/x-572517-z>

**** LET AGREED - SUBJECT TO REFERENCES AND CREDIT CHECKS ****

A versatile 4-5 bedroom property with new kitchen, dining room/ground-floor bedroom, sunny south-facing lounge, cloakroom with WC, conservatory and access to the garage. Upstairs are 4 bedrooms (2 double, 2 single), en-suite shower room with power shower to the south-facing master bedroom and a recently re-fitted family shower room with power shower. Bedroom 4 is ideal for use as a small study/home office and the dining room can be used as a ground-floor bedroom, with cloakroom opposite, ideal for persons with reduced mobility.

Gas central heating.

Large south-facing rear garden with sheltered patio.

Off-road parking for two vehicles in the driveway plus a further car parking space to the front of the property

Broadband: Fibre optic broadband is available in the area offering download speeds up to 80Mbps.

Kitchen

* Brand new IKEA fitted kitchen with

* Zanussi double oven and ceramic hob

* Laminated flooring

* New stainless steel sink with mixer tap

* New front loading washing machine and dishwasher

* New bridge-freezer

* Worcester-Bosch Greenstar gas condenser boiler supplying hot water and central heating

* Bright, sunny south-facing room with elevated views towards Ross townscape and the River Wye

* New pebble-effect tile

* Terrestrial and satellite TV connections (contract not included)

* Laminated floor

* Laminated floor

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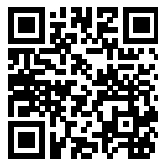
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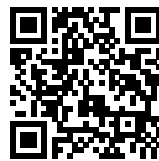
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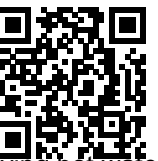
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Dining Room / Ground floor bedroom

- * A quiet room with large bay window to the front.
- * Could be used as a ground-floor bedroom, ideal for elderly or less-mobile family members.

Master bedroom with en-suite shower room

- * A bright, sunny double room with en-suite shower room fitted with pumped power shower
- * Ceiling fan, TV point, large radiator, carpeted
- * Panoramic views over Ross townscape and River Wye
- * Connection for air-conditioner unit

Bedroom 2 (front)

- * Double bedroom with ceiling fan, TV point, radiator, carpeted

Bedroom 3 (front)

- * Single bedroom, radiator, carpet

Bedroom 4/study (side)

- * Single bedroom, ceiling fan, radiator, carpet
- * Views of Ross townscape

Family Shower Room

- * Recently refitted with modern suite, tiled floor, heated towel rail and power shower.

Conservatory

- * An especially bright and sunny, south-facing, room off the lounge which also provides access to the attached garage.
- * Fully double-glazed with lino floor, light and power sockets. A multi-purpose room which could be used for lounging, play, hobbies or storage

Garage

- * Attached garage with double-opening front doors, rear double-glazed window, sturdy shelving and boarded loft storage with lighting.
- * Ideal for storage, hobbies, storing bikes etc.

Gardens

Large south-facing garden with sheltered patio, with rear access via the side gate ideal for outdoor dining. From here, steps leading down to a second level which would make an ideal lawn or could be used for growing fruit, veg or flowers taking advantage of the direct sunlight the garden receives, and there are two concrete hard-standings which could form a base for outdoor seating or small storage sheds. A bank and

steps lead down to a large enclosed storage/hobbies area with lighting and power points.

To the front of the property is a small lawned area adjacent to the driveway and additional off-road parking