



FREEHOLD

£295,000



**61 THREE CROSSES ROAD, ROSS-ON-WYE, HEREFORDSHIRE,
HR9 7HB**

- THREE BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINER
- AMPLE OFF ROAD PARKING
- VIEWS TOWARDS PENYARD HILL
- LIVING ROOM
- GAS CENTRAL HEATING
- LARGE LEVEL GARDENS
- DOWNSTAIRS W.C.
- UTILITY ROOM

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SITUATED IN A GREAT LOCATION WITHIN THE POPULAR AND HISTORIC MARKET TOWN OF ROSS-ON-WYE, A SUBSTANTIAL, THREE BEDROOMED SEMI-DETACHED HOUSE WHICH HAS BEEN CONTEMPORARILY RE-IMAGINED TO PROVIDE LARGE OPEN PLAN LIVING SPACE AND BENEFITS FROM LARGE LEVEL GARDENS.

Ross on Wye in the county of Herefordshire is a beautiful market town situated on the River Wye and close to the Forest of Dean. The Wye Valley and the Forest of Dean are popular tourist destinations. Ross-on Wye the gateway to the Wye Valley in the County of Herefordshire.

Conveniently placed close to the M50 sometimes called the 'Ross spur' or the 'Ross motorway' which links the area to the M5 motorway and the rest of the UK motorway network.

Front door to -

Hall: Radiator, window to side, under-stairs storage.

Living Room: 14' 2" x 10' 4" (4.32m x 3.16m), Fireplace, window to front, radiator.

Kitchen/Dining Room: 21' 0" x 11' 2" (6.4m x 3.4m), Fitted at wall and base level with peninsular unit forming breakfast bar, gas five ring hob, oven, extractor hood, integrated fridge/freezer, windows to rear and side, French doors to rear, radiator, storage recess, sink unit, door to -



Rear Hall: Door to garden and door to side, boiler cupboard with gas boiler providing central heating and domestic hot water.

W.C.: Two piece suite, towel rail radiator, window to side.

Utility room: 7' 7" x 5' 9" (2.3m x 1.74m), Plumbing for automatic washing machine, window to rear, radiator.

Landing: Window to side, access to loft, radiator.



Bedroom One: 14' 5" x 9' 2" (4.4m x 2.8m),
Window to rear with views towards Penyard Hill, radiator, built-in storage

Bedroom Two: 14' 1" x 8' 10" (4.3m x 2.7m),
Window to front, radiator, storage recess.

Bedroom Three: 9' 6" x 7' 3" (2.9m x 2.2m),
Window to front, radiator, storage recess.

Bathroom: Tiling to walls and floor, fully tiled shower cubicle, sink unit, W.C., panelled bath, windows to side and rear, towel rail radiator.

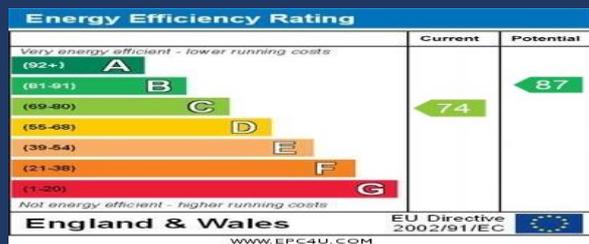
Outside: To the front is a lawned area and gravelled driveway providing ample off road parking, side pedestrian access leads to the large level rear garden with patio, the rest is laid to lawn with garden shed and wood fenced boundaries.

Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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ABOUT
Property
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