



ROSS ON WYE

Guide price £275,000



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MYRTLE COTTAGE

Brampton Road, Ross on Wye, Herefordshire HR9 7HY



Beautifully presented character cottage
Well maintained gardens
Parking and garage

This charming period cottage sits just on the edge of Ross on Wye, offering easy access to both the town and its facilities, as well as beautiful countryside. The property has been tastefully updated by the current owners, and offers a lovely homely atmosphere throughout.



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£275,000



KEY FEATURES

- Beautifully presented character cottage
- 2 double bedrooms, modern bathroom
- Spacious modern kitchen
- 2 reception rooms
- Beautifully maintained gardens to front and rear
- Parking and garage



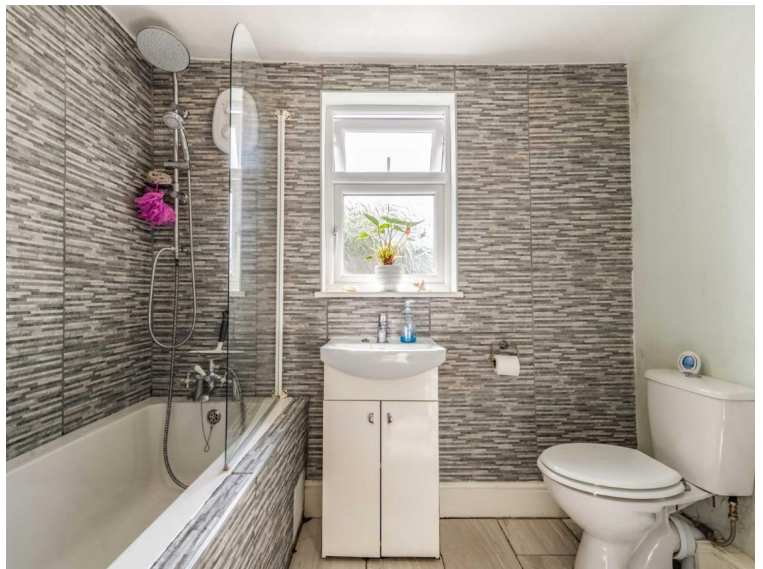
STEP INSIDE

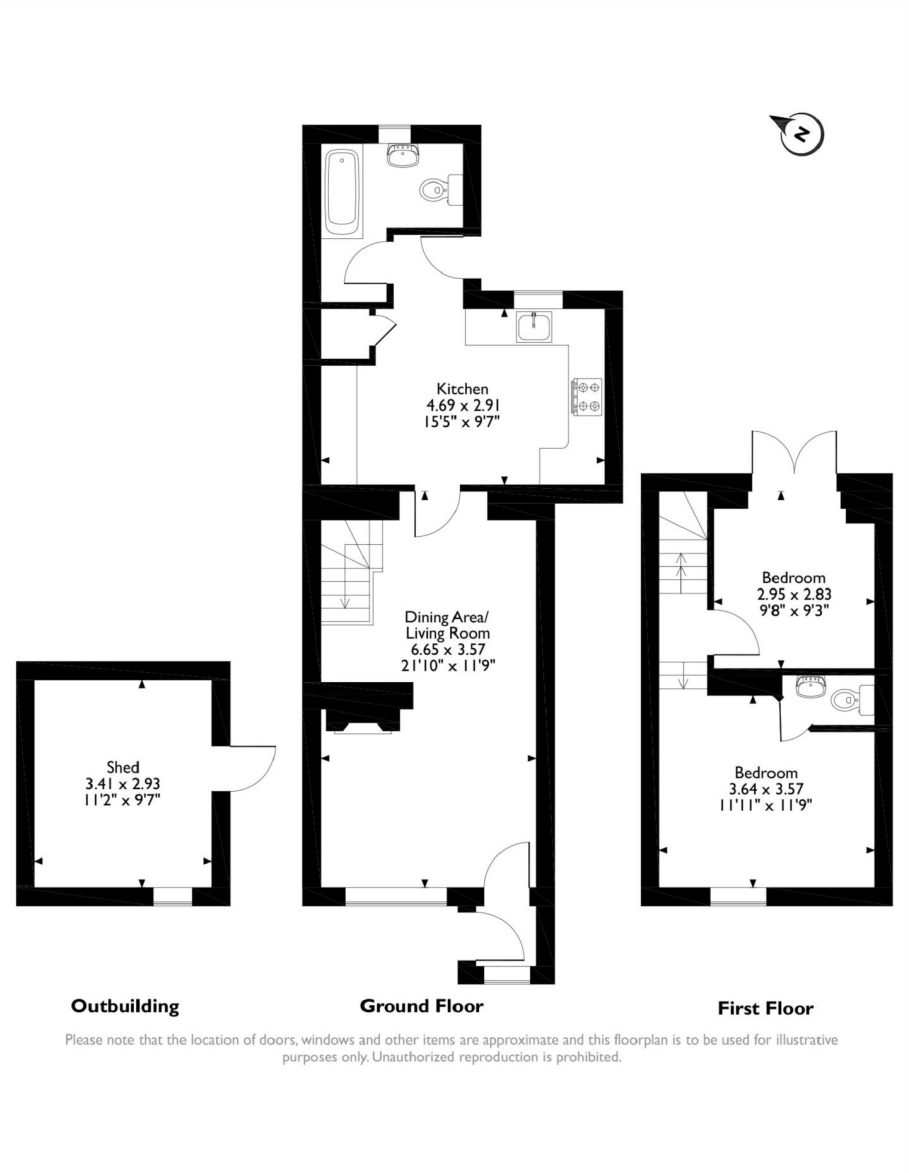


To the ground floor are two reception rooms, including a good-sized lounge overlooking the garden to the front, with brick fireplace and woodburning stove. This leads into a dining room, with additional space for a desk/study area and stairs leading to the first floor.

The dining room leads into a spacious modern kitchen, with cream coloured units, fitted electric oven, induction hob and plenty of space for additional appliances, as well as a built in storage cupboard. The kitchen gives access to a small rear lobby with door leading outside and another door leading into the bathroom, which features a panel bath with overhead shower, vanity wash basin, W.C and modern tiling to the walls.

To the first floor are two good sized double bedrooms. The main bedrooms looks out to the front of the property, and benefits from an en-suite W.C with wash basin, and plenty of space for bedroom furniture. The second bedroom overlooks the rear gardens, with doors opening to a Juliette balcony.





STEP OUTSIDE



The property enjoys well maintained gardens, with a courtyard style garden to the front, and an enclosed rear garden with lawn and flowerbeds. There is a useful brick outbuilding, ideal for conversion into a home office, as well as parking and a garage to the rear.

INFORMATION

Postcode: HR9 7HY
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: E



DIRECTIONS

From the centre of Ross on Wye, head down Broad Street, and take the first left at the 5 ways roundabout at the bottom of town onto Greytrees Road. Follow this road, passing under the bridge, and bear right onto Greytrees. Head up the hill and turn left into First Avenue. Towards the far end of First Avenue are 2 white bungalows with a lane dividing them, parking for the property can be found at the end of this lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	39	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.