



ROSS ON WYE

Guide price **£325,000**



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# 3 THREE CROSSES ROAD

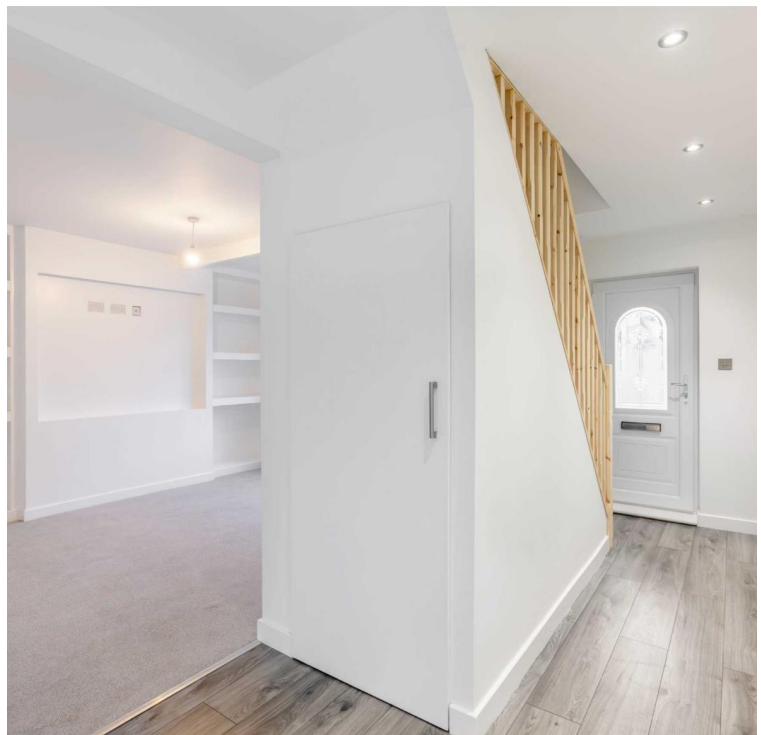
Herefordshire HR9 7HA



Three bedroom semi-detached home  
Finished to a high standard throughout  
Large rear garden

Situated on the outskirts of Ross on Wye in a residential area popular with families, this spacious semi-detached home has been extended and extensively refurbished throughout to the highest standard.

Three Crosses Road offers a convenient edge of town location, with easy access to nearby primary and secondary schools, both of which are within easy walking distance. There is also a local shop and bus stop, with the town centre being easily accessible on foot or by car.



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### KEY FEATURES

- Beautifully refurbished and extended family home
- Three bedrooms, one newly fitted bathroom
- Stunning open plan kitchen/diner
- Living room, utility, cloakroom
- Newly landscaped rear gardens
- Ample parking



# STEP INSIDE

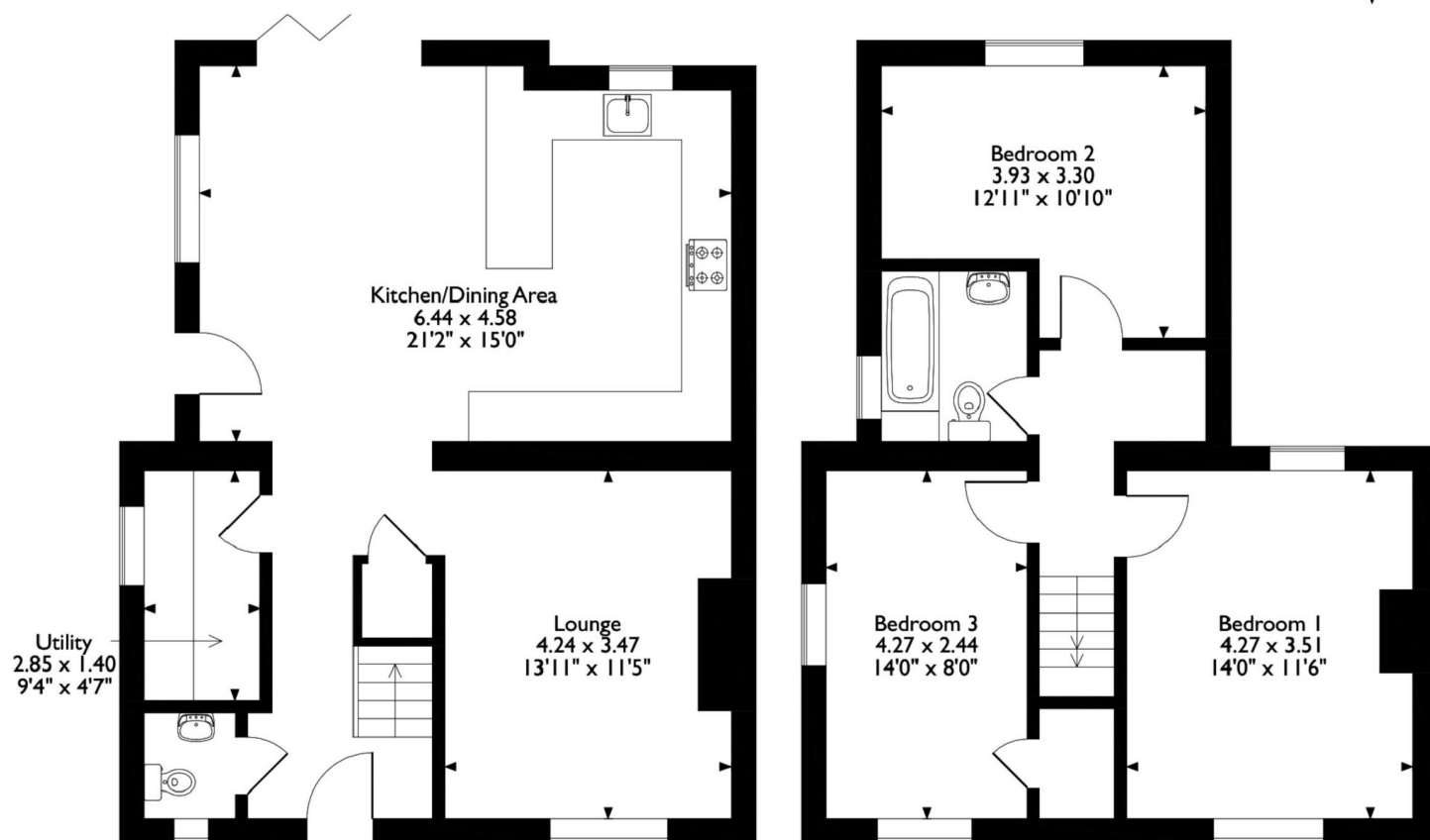


The ground floor accommodation features a beautifully appointed kitchen-dining room, with newly fitted kitchen comprising a generous range of storage cupboards and work surfaces, Hotpoint appliances to include fitted fridge-freezer, oven, hob with extractor hood above. There is also an instant boiling water tap.

The large dining area adjacent to the kitchen has a set of bi-fold doors which give access outside to the rear patio and garden, with a second door giving access to the side of the property.

To the front of the ground floor is a spacious lounge with window to front aspect, fitted shelving and a large wall recess with power points and TV points for wall mounted TV.

# Approximate Gross Internal Area 110 Sq M/1184 Sq Ft



**Ground Floor**

**First 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.

There is also a separate utility room with fitted storage cupboards and space and plumbing for appliances, and a separate cloak room with W.C and wash basin.

To the first floor are three bedrooms, two double and one single. The newly fitted family bathroom has been tastefully finished, with light, neutral coloured tiling to floor and walls, P shaped bath with overhead rain shower and second hand held shower, wash basin with vanity storage unit, W.C, towel storage shelves and



# STEP OUTSIDE



The property enjoys a generous rear garden, which has been completely re-landscaped, with a large area of flat lawn, a newly laid patio and newly installed panel fencing to the boundary.

A gated side access leads around to the newly laid front driveway with parking for at least three cars.

## INFORMATION

Postcode: HR9 7HA

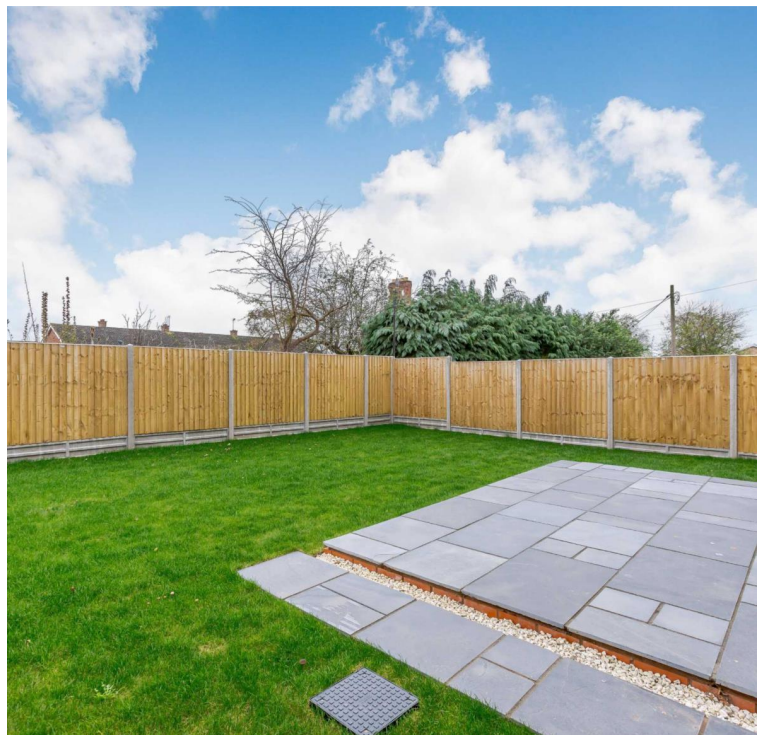
Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: C



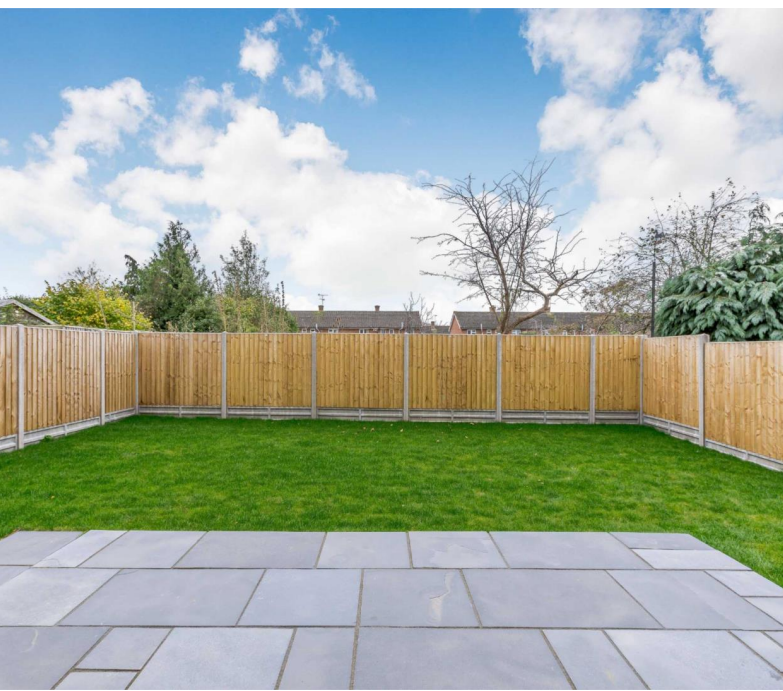




## DIRECTIONS

From Ross town center, proceed down Broad Street and at the second small roundabout fork left up Brampton Road, and take the third right turning into Three Crosses Road and the property will be found a short way along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	69	
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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