



1 Three Crosses Road, Ross-On-Wye HR9 7HA

£220,000



1 Three Crosses Road, Ross-On-Wye HR9 7HA

• Two bedroom home • Off road parking • Close to town • Well presented • Ideal first time or investment • Potential rental income £800 • EPC 51

£220,000

Accommodation

Upon entering the home via entrance porch the hall leads off to the living room to the left and kitchen to the right with stairs to the first floor in front. The living room has a feature chimney breast with wall mounted electric fire and has windows to the front and rear aspect. The kitchen is well appointed with ample base and wall mounted cupboards with worktop over, stainless steel sink unit and there is space for range style cooker. Door from the kitchen leads into the conservatory which has access to the rear garden. To the first floor are two bedrooms and a shower room. The main bedroom boasts built in wardrobes and the shower room comprises double shower tray, WC and hand basin.

Outside

To the front of the property there is pedestrian garden gate with pathway leading to the front and side of the property. There is off road parking adjacent to the house. Gated side access leads around to the rear garden which is mainly laid to lawn and enjoys a raised vegetable bed and also has patio area off the conservatory.

Location

Three Crosses is ideally placed within walking distance of local schools and is situated on the edge of the market town of Ross on Wye. Having a good range of sporting, shopping and social facilities and excellent links to South Wales and the Midlands via the A40 & M50 motorway. The popular market town of Ross on Wye offers an assortment of local shops, a range of restaurants, welcoming pubs and various leisure facilities. Ross is located in the heart of the Wye Valley Area of Outstanding Natural Beauty and there is also a range of beautiful walks, which take in the stunning countryside and river scenery around Ross.

Tenure, Services and Local Authority

Freehold

All mains services are connected to the property
Herefordshire County Council Tax Band - (£1691.36 2022/23)

Agents note - The property is owned by an employee of Naylor Powell. Naylor Powell have no financial interest in the property.

Directions

From the centre of Ross-on-Wye proceed down Broad Street to the two small roundabouts, at the



1 High Street, Newent, GL18 1AN

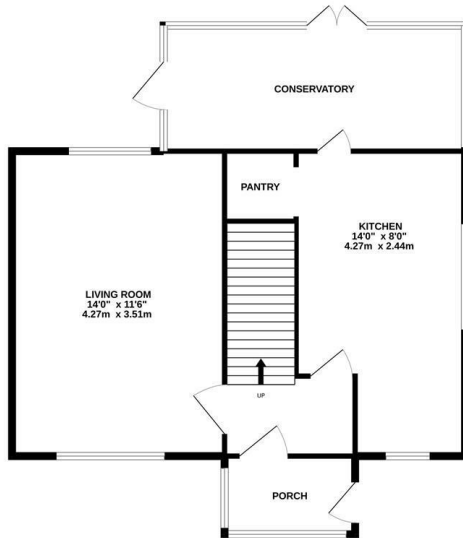
01531 828970

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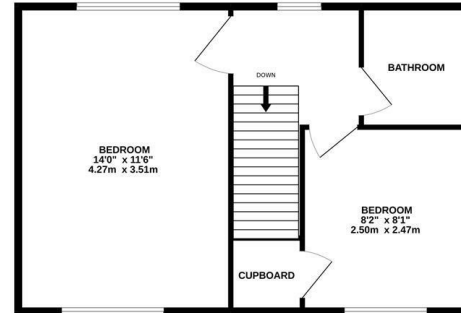
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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