

187 Ross Road  
Hereford HR2 7RR

£280,000



• Off road parking • Three bedrooms • Garage • Garden space • Open plan entertaining space

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connect to the property.

### Outgoings

Council tax band 'C'.

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

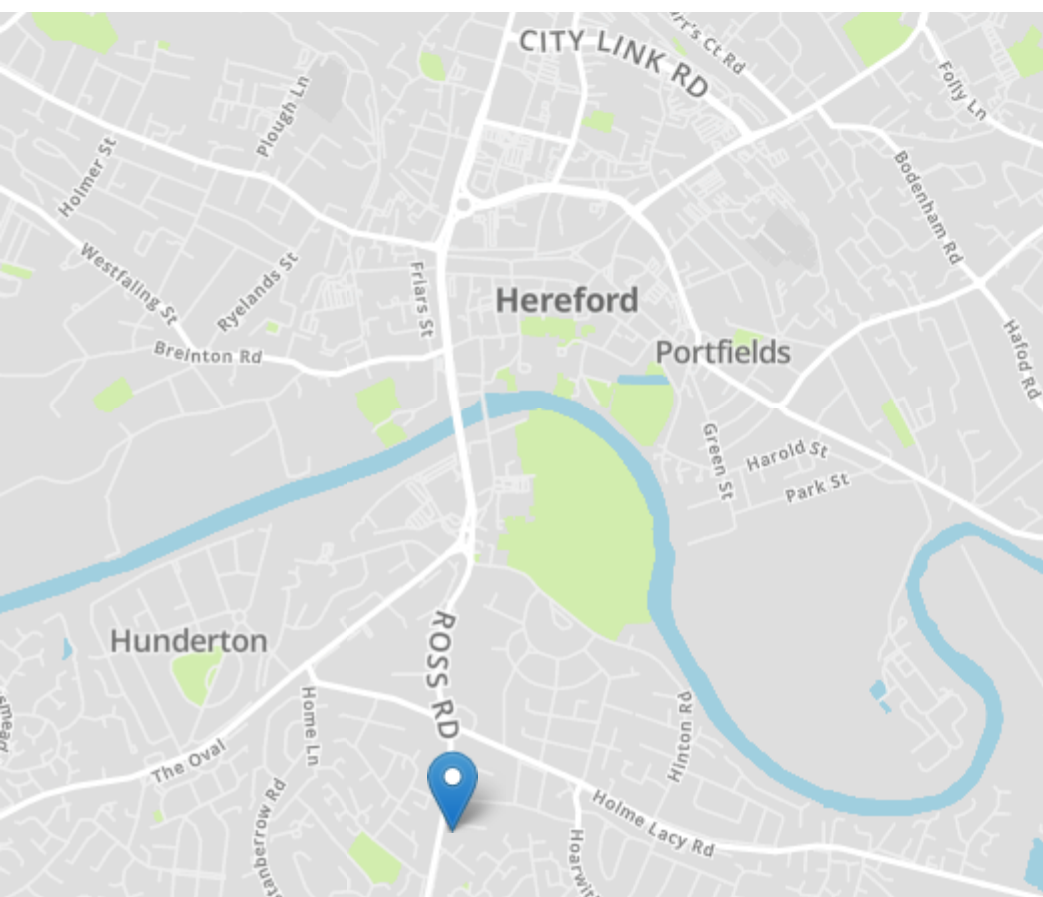
SAT (Remotely) 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



## DIRECTIONS

Proceed south on Victoria Street/A49 for approx. 0.4miles; using the left two lanes, bear left onto Ross Road/A49; after approx. 0.5miles, the property will be on the left hand-side. For those who use what3words: ///organs.sharp.polite



Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

Situated in a popular residential location, south of the Hereford City centre, this three bedroom semi-detached property benefits from, a living room, an open plan entertaining space - including a kitchen and dining area, a conservatory, three bedrooms, a bathroom, low maintenance rear and front gardens, a garage, and off road parking for three+ vehicles. Amenities close by include a choice of public houses, supermarkets, chip shop, hairdressers, both primary and secondary schools and for those who require there's a regular bus service to the city centre.

## GROUND FLOOR

### ENTRANCE HALL

The entrance hall comprises of: laminate flooring, a ceiling light point, and a central heating radiator.

### LIVING ROOM

3.9m x 3.7m (12' 10" x 12' 2") (MAXIMUM)  
The living room comprises of: entry via a glazed door from the entrance hall; a bay fronted double glazed window; a coal effect gas fire within a chimney breast; power points; a telephone point; a television point; a central heating radiator; a ceiling point, and laminate flooring.

### OPEN PLAN ENTERTAINING SPACE

8m x 4m (26' 3" x 13' 1") (MAXIMUM)  
The dining area comprises of: laminate flooring; a ceiling light point; a chimney breast with a wooden mantelpiece over; a study area with power sockets and internet cable access, and double glazed patio sliding doors into the conservatory.

The kitchen area comprises of: a ceiling light point; a fitted base unit; space and plumbing for a washing machine; sink and drainer with one and a half bowl, and a chrome mixer tap over; a double glazed window to the rear elevation; two central heating radiators, and a storage cupboard/pantry that houses the electric meter and electric consumer unit.

The extended space area comprises of: further fitted wall units; fitted base units with roll top work surfaces over; space for an electric oven and fitted cooker hood over; spotlights above; loft access, and a double glazed door to the rear elevation.

### CONSERVATORY

3.25m x 3m (10' 8" x 9' 10")  
The conservatory comprises of: full uPVC construction; entry via the double glazed patio sliding doors from the dining area; fully double glazed to the side and rear elevations; double glazed doors leading to the rear garden; corrugated sheet roofing; two wall lights points, and laminate flooring.

## FIRST FLOOR

### FIRST FLOOR LANDING

The landing comprises of: access via the exposed wooden staircase; a double glazed window to the side elevation with obscured glass; carpet flooring, and a ceiling light point.

### BEDROOM ONE

4.5m x 3m (14' 9" x 9' 10")  
Bedroom one comprises of: fitted wardrobes either side of a chimney breast; a bay fronted double glazed

window to the front elevation; power sockets; a wall mounted mirror; carpet flooring; a central heating radiator, and a television point.

### BEDROOM TWO

3.2m x 3.6m (10' 6" x 11' 10")  
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a picture rail; a double glazed window to the rear elevation; fitted wardrobes with sliding doors, and hanging rails and shelving within.

### BEDROOM THREE

2.4m x 1.9m (7' 10" x 6' 3")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, and power points

### BATHROOM

The bathroom comprises: spotlights; a chrome towel radiator; lino flooring; a double glazed window to the rear elevation with obscure glass; fully tiled walls; a large bath with a chrome Mira power shower over, and curtain rail; a wash hand basin chrome hot and cold taps over; a low level WC; a wall mounted vanity space with a mirror, and an airing cupboard which houses the central heating Worcester Bosch combi boiler.

## OUTSIDE

### FRONT APPROACH

The front approach comprises of: a dropped curb allowing access to onto a tarmac driveway; a low maintenance front garden, with lawn and hedges on each boundary; an up and over leading to a garage; a

step up on a canopy, and through double glazed French doors to the front elevation with integral glass, leading into the entrance hall.

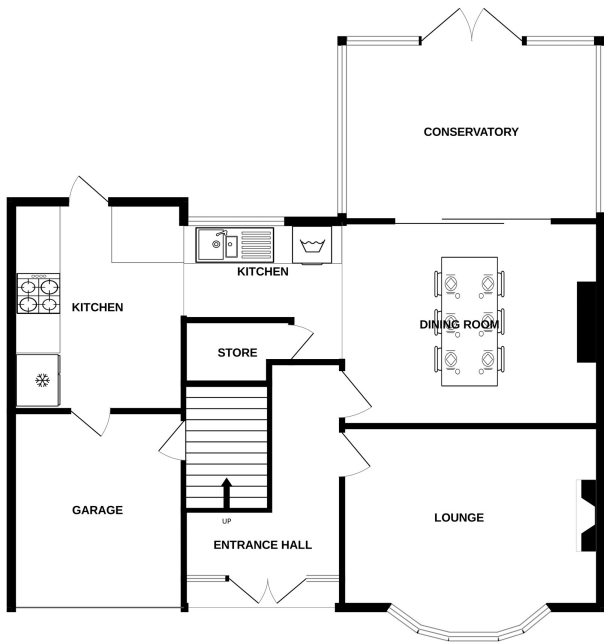
### REAR GARDEN

The rear garden comprises of: access via the kitchen or conservatory; a large lawn; fencing all the way around the boundary; a tier decked entertaining space at the rear of the garden; a raised flower bed with stones, and a small patio entertaining space directly off the rear of the property.

## Like the property?

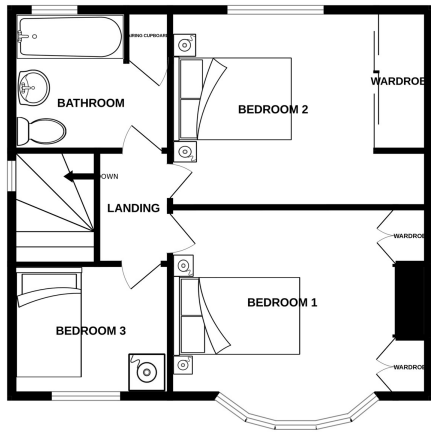
Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

GROUND FLOOR



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1ST FLOOR



## At a glance...

- ✓ Living Room: 3.9m x 3.7m (12' 10" x 12' 2") (MAXIMUM)
- ✓ Open Plan Entertaining Area: 8m x 4m (26' 3" x 13' 1") (MAXIMUM)
- ✓ Conservatory: 3.25m x 3m (10' 8" x 9' 10")
- Bedroom One: 4.5m x 3m (14' 9" x 9' 10")
- Bedroom Two: 3.2m x 3.6m (10' 6" x 11' 10")
- Bedroom Three: 2.4m x 1.9m (7' 10" x 6' 3")

## And there's more...

- ✓ Riverside walks nearby
- ✓ Off road parking
- ✓ Close to local amenities