

FOR
SALE



59 Ross Road, Hereford HR2 7RJ

£425,000 - Freehold

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PROPERTY SUMMARY

Situated within easy reach of Hereford city centre, a superb 4-bedroom detached house offering ideal family/retirement accommodation.

The property, which is excellent decorative order throughout, has the added benefit of gas central heating, double-glazing, luxury kitchen and bathrooms, ample off-road parking, private rear garden with bespoke garden room and gazebo, and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Easy reach of city centre*
- *Superb detached house*
- *4 bedrooms (1 en-suite)*
- *Luxury kitchen & bathrooms*
- *Private rear garden*
- *Bespoke garden room and gazebo*
- *Ideal family or retirement*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance porch

Approached through composite door, with tiled floor, upright radiator, Velux skylight, recessed spotlighting, built-in storage unit with space and plumbing for washing machine, coat hooks and seat to the side, door to

Spacious reception hall

Carpet, partial panelled walling, coved ceiling, recessed spotlighting, carpeted staircase to the first floor, radiator, understairs storage area, door to

Impressive lounge

Carpet, 2 radiators, recessed spotlighting, 2 large windows to front with shutter-style blinds, feature fireplace with marble hearth, exposed beam over and wood-burning stove, sliding door to

Kitchen/dining room

The dining area has LVT flooring, coved ceiling, window to side with integral blinds, radiator, pantry-style cupboard and door to reception hall. The kitchen has a range of wall and base cupboards, ample worksurfaces with splashbacks, laminate flooring, free-standing central storage unit, recessed spotlighting, integrated dishwasher & fridge, wine racks, sink unit with pot-washer-style mixer tap over, space for American-style fridge/freezer, open-plan access to

Breakfast room

Range of store cupboards, 2 built-in ovens, laminate flooring, recessed spotlighting, coved ceiling, large central breakfast bar with ample storage below, induction hob over with built-in extractor, radiator, patio doors and window to the rear garden with integral blinds.

Bedroom 1

Carpet, radiator, fitted wardrobes, remote controlled blinds, patio doors to rear garden.

Bedroom 2

Laminate flooring, recessed spotlighting, large Velux rooflight.

Bathroom

Luxury suite comprising large bath with hand-held shower attachment over, vanity wash hand basin with storage below and touchlight mirror over, low flush WC, partially tiled wall surround, tiled floor, ladder-style radiator, recessed spotlighting, windows to front and side with shutter-style blinds.

First floor landing

Access to

Bedroom 3

Carpet, radiator, recessed spotlighting, window to front with shutter-style blinds, range of fitted wardrobes, door to En-suite shower room with large double shower unit with glazed screen, low flush WC, vanity wash hand basin with storage below, tiled floor, Velux rooflight, recessed spotlighting, ladder-style radiator, store cupboard, extractor fan.

Bedroom 4

Carpet, radiator with decorative cover, window to side with shutter-style blinds, recessed spotlighting, store cupboard.

Inner landing

Storage area, access to

Loft room

Radiator, recessed spotlighting, laminate flooring, range of eaves store cupboards, large Velux rooflight.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking, with decked pathway leading to a useful garden store.

To the immediate rear of the property there is an extensive paved patio area offering an ideal sun trap, with free-standing hot tub, and a large area laid to synthetic grass for easy maintenance, with flower borders and all enclosed by fencing, trees and hedging for privacy.

There is a bespoke Timber Gazebo with tiled roof, perfect for entertaining, with brick-built barbecue, range of store cupboards and access, via a decked verandah, to the

Bespoke detached garden room

Offering the perfect garden retreat, home office or gym, with laminate flooring, power and light points, double-glazed side windows and bi-fold doors to the front.

There is a further composite decked area with water feature, useful outside WC, storage shed with power and light, and side access.

Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band D. Water and drainage - metered supply.

Directions

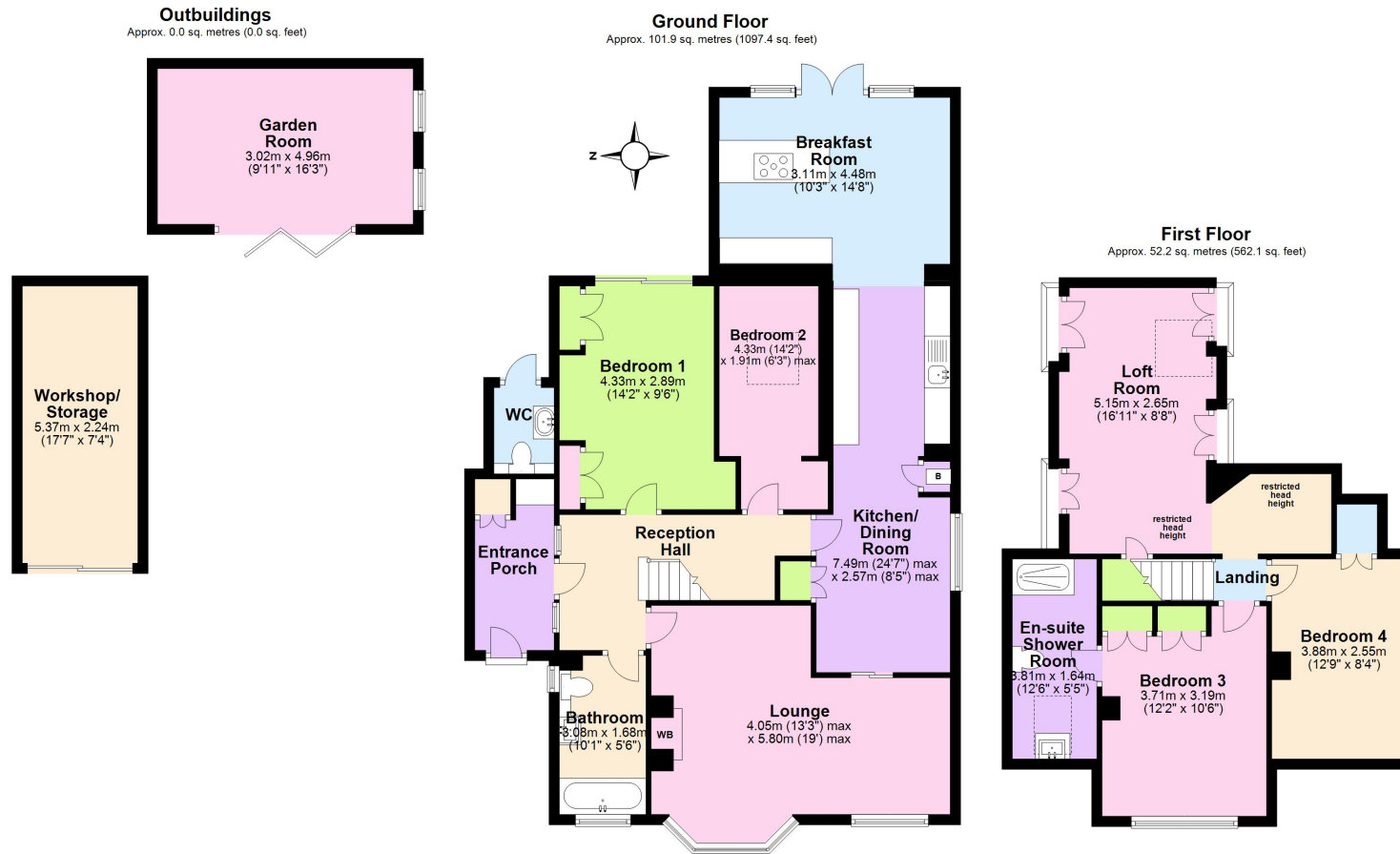
From the city centre proceed south on the A49 crossing over the river bridge, and at the major junction take the 1st exit onto the Ross Road (A49). After passing the petrol station on the left-hand side, number 59 will be on your left.

Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



Total area: approx. 154.2 sq. metres (1659.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

59 Ross Road, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			