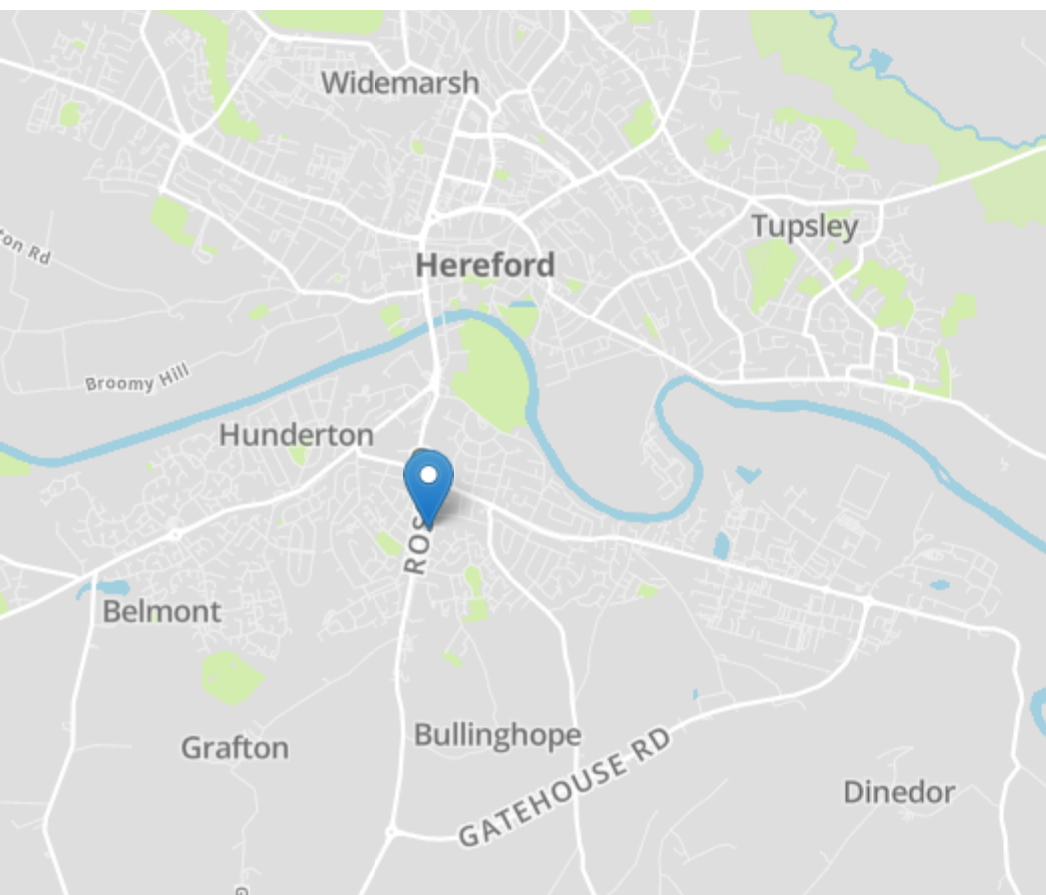




DIRECTIONS

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: ///deep.lamp.plans



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected 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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

183 Ross Road
Hereford HR2 7RR

£300,000



• FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Three bedrooms • Semi-detached end plot house • Loft conversion • Kitchen extension

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OVERVIEW

This three bedroom semi-detached is an end plot on Ross Road and Web Tree Avenue, and benefits from; a lounge, a reception room, a kitchen/extension; a utility; a downstairs WC; three bedrooms; a bathroom; a loft conversion; off-road parking, and a variety of outside space. 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.

In more detail, the property comprises of:

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed door to the front elevation, with integral obscure glass; glass panels either side, and above the door; two ceiling light points; hardwood flooring; a storage cupboard with power points and a telephone point; a recently installed electrical consumer unit; a double glazed window to the side elevation; understairs storage, and a staircase leading to the first floor landing.

LOUNGE

3.2m x 4m (10' 6" x 13' 1") - INTO BAY WINDOW
The lounge comprises of: entry via a glass door from the entrance hall; a double glazed bay fronted window; carpet flooring; a ceiling light point; a fitted media wall, with fitted storage shelving, and feature lighting; an electric fire; space for a wall-mounted television; a television point; power points, and media points.

UTILITY

2m x 2.25m (6' 7" x 7' 5") - MAXIMUM MEASUREMENT
The utility comprises of: entry via a double glazed door from the entrance hall; hardwood flooring; a ceiling light point; a loft access; a wall-mounted Worcester combi boiler; wall units with soft close doors; base units with soft close doors and roll top work surfaces over; a stainless steel sink and drained with one bowl and a chrome mixer tap over; space and plumbing for a washing machine; space for a tumble dryer/additional appliance; splash tiling; a double glazed window to the side elevation, and access to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC comprises of, hardwood flooring, a low level WC with a low level flush, and an adjoining door with the utility.

RECEPTION ROOM

3.65m x 4.6m (12' 0" x 15' 1") - MAXIMUM MEASUREMENT
The reception room comprises of: hardwood flooring; a ceiling light point; double glazed bay windows to the side and rear elevations; double glazed patio sliding doors to the rear garden; power points; a central heating radiator, and, a mantelpiece over a capped off fireplace, within a chimney breast.

EXTENSION (KITCHEN)

4.35m x 3.35m (14' 3" x 11' 0")
The kitchen comprises of: tiled flooring; spotlights surrounding the large skylight; double glazed triple bifold doors to the side elevation, giving access to the rear garden; wooden effect work surfaces over base units; an integrated full size fridge; an integrated full size freezer; an integrated CDA dishwasher; a Bosch electric microwave oven; a Bosch electric oven; a Neff electric induction hob; feature strip lighting over the work surfaces; a large kitchen island with soft close doors and drawers, as well as space for stools; space and plumbing for an additional appliance, and a television point.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of, a double glazed window to the side elevation, two ceiling light points, and access to the loft conversion via a spiral staircase.

BEDROOM ONE

3.25m x 4.5m (10' 8" x 14' 9") - INTO BAY WINDOW
Bedroom one comprises of: double glazed bay fronted window; two ceiling light points; power points, including USB; carpet flooring; fitted wardrobe space with sliding and soft close doors; a television point; a central heating radiator, and feature lighting.

BEDROOM TWO

2.2m x 3m (7' 3" x 9' 10")
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a built-in single bed with

storage below, and a wall-mounted television point.

BEDROOM THREE

2.35m x 1.9m (7' 9" x 6' 3") - MAXIMUM MEASUREMENT
Bedroom three comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation, and fitted storage over the stair bulkhead.

BATHROOM

The bathroom comprises of: lino flooring; a dual aspect double glazed window to the rear elevation; a ceiling light point with obscure glass; a single glazed window to the side elevation with obscure glass; a bath with a chrome mixer tap over, and fully tiled surround; a chrome towel radiator; a wash hand basin with built-in vanity space beneath, and mixer tap over; a corner shower cubicle with a cream double shower within, as well as glass sliding doors; a wall mounted mirror vanity space, and a low level WC with a low flush.

LOFT

LOFT CONVERSION

4.6m x 4.3m (15' 1" x 14' 1")
The loft conversion area comprises of: ceiling restrictions; access via a spiral staircase off of the first floor landing; a ceiling light point; carpet flooring; a double glazed velux window to the rear elevation; a central heating radiator; decorative panelling around the room; power points; a television point; exposed wooden beams, and eve access for further storage.

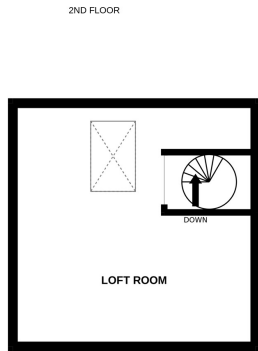
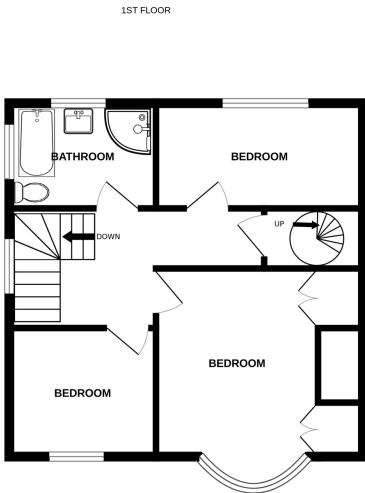
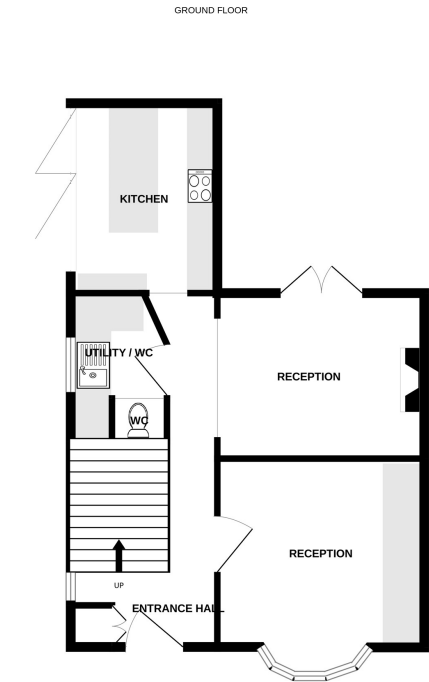
OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access across a pedestrian path onto a brick paved driveway, providing parking for three+ vehicles; a hard-rubble area, also providing parking; a plant tree; a raised flower bed with a brick wall; a brick wall to the front of the property; a metal gate giving access to the driveway; fencing to the left side, and a brick wall to the right side.

SIDE APPROACH/OUTSIDE SPACE

The side approach of the property comprises of: access via the kitchen extension; an outdoor tap; outdoor power; fencing and shrubbery surrounding the boundary; lawn space; a patio seating



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area; a timber framed summerhouse; a man-made structure/entertaining space with, exposed wooden floorboards, a clad roof, and power and lighting; a storage space; outdoor lighting; a dropped curb allowing access from Web Tree Avenue; further parking available via secure wooden gates from Web Tree Avenue, and, fencing and shrubbery.

REAR COURTYARD

The rear courtyard comprises of: a patio seating area/courtyard; a rotary line; fencing to the side, and an outbuilding.

OUTBUILDING

The outbuilding comprises of: a glass sliding door; power and lighting; a sloped roof above, and a single glazed window to the rear elevation. This is an ideal workshop or storage area, with further potential to extend courtyard space.



At a glance...

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UTILITY: 2m x 2.25m (6' 7" x 7' 5") - MAXIMUM MEASUREMENT
RECEPTION ROOM: 3.65m x 4.6m (12' 0" x 15' 1") - MAXIMUM MEASUREMENT

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BEDROOM ONE: 3.25m x 4.5m (10' 8" x 14' 9") - INTO BAY WINDOW

BEDROOM TWO: 2.2m x 3m (7' 3" x 9' 10")

BEDROOM THREE: 2.35m x 1.9m (7' 9" x 6' 3") - MAXIMUM MEASUREMENT

LOFT CONVERSION: 4.6m x 4.3m (15' 1" x 14' 1")

And there's more...

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