

FOR
SALE



7 Everstone Farm Barns, Peterstow, Ross-on-Wye, Herefordshire HR9 6NE

£299,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated a short distance from the market town of Ross-on-Wye on the outskirts of Peterstow village, a beautifully presented, modern two bedroom single storey barn conversion offering ideal first time buyer/retirement accommodation. The property offers well appointed accommodation with two double bedrooms, an open plan living space, front and rear gardens and off road parking. We highly recommend an internal inspection.

Ross-on-Wye is situated approximately 5 miles away and the City of Hereford roughly 11 miles, the village of Peterstow also offers a handful of amenities with a Village store, post office, church, village pub and also offers fantastic transport links to the M50/M5 and the A40/M4

POINTS OF INTEREST

- *No onward chain!*
- *2 double bedrooms*
- *Barn Conversion*
- *Outskirts of Ross On Wye*
- *Ideal first time buyer/retirement accommodation*
- *Front & rear gardens, off road parking*



ROOM DESCRIPTIONS

Ground floor

With entrance door into

Entrance hall

With wood effect flooring, loft hatch, radiator, smoke alarm, new central heating thermostat, recess spotlights and doors to

Open plan living space

Kitchen area

A modern fitted kitchen with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit with tiled splashback, 4 ring induction hob with extractor over, electric oven and new integrated microwave, other integrated appliances to include under counter fridge, freezer, dishwasher and washing machine. Cupboard housing the gas central heating boiler, wood effect flooring, recess spotlights, velux window, double glazed window to the rear and radiator.

Living space

With wood effect flooring, velux window, double glazed window and double glazed french doors to the rear, recess spotlights, radiator.

Bedroom 1

Fitted carpet, radiator, double glazed window, two wall lights and wall mounted fuse box.

Bedroom 2

With fitted carpet, radiator, two double glazed windows, two wall lights and built in wardrobes with sliding doors.

Bathroom

Three piece white suite with p shaped bath, mains fitment shower head over and tiled surround, low flush w/c, wash hand basin storage under, wall mounted mirrored storage cabinet, chrome heated towel rail, recess spotlights, extractor and wood effect flooring.

Outside

To the front a stoned parking area providing off road parking with steps leading down to a large private patio with walkway leading to the front door and round to the rear of the property with a further good sized paved patio area leading to an area of lawn enclosed by hedging.

Services

Mains water and electricity are connected to the property. Private drainage. Gas fired central heating (LPG gas, communal supply).

Outgoings

Council tax band B - 2024/2024

Water rates are payable (metered supply).

Agents note

There is a monthly service charge of £50pcm. This covers the maintenance of the road, communal areas and maintenance & emptying of the drainage system.

Directions

From Ross-On-Wye take the A49 exit towards Hereford, approximately 2 miles after passing the Red Lion pub, take the left turn signposted Everstone Farm Barns. Continue to the bottom of the drive and the property is situated to the left hand side.

What3Words: correct.starfish.sends

Money Laundering

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

Viewing

Strictly by appointment through the agents, Flint & Cook 01432 355455

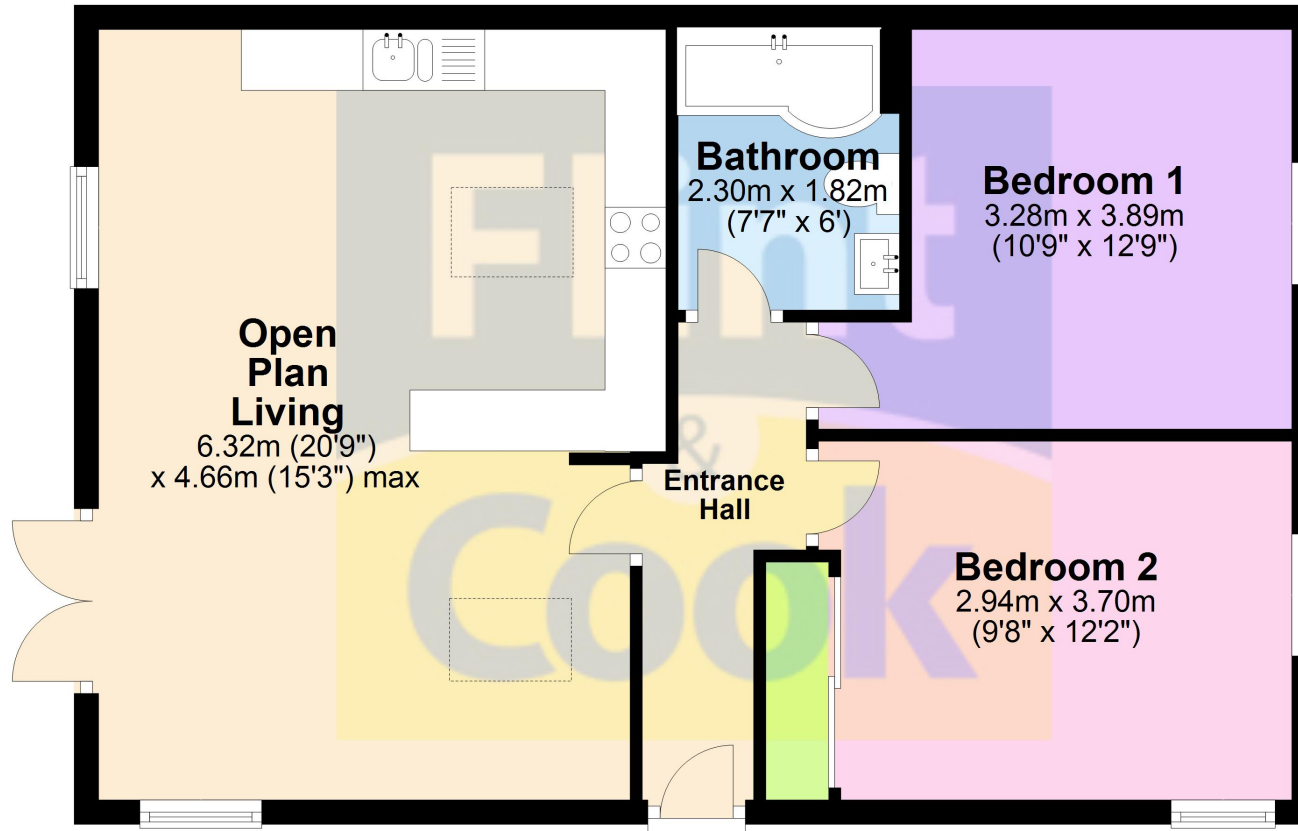
Opening Hours

Monday - Friday 9am-5.30pm

Saturday 9am - 2pm.

Ground Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 61.9 sq. metres (666.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

