



**204 ROSS ROAD  
HEREFORD HR2 7PL**

**£355,000  
FREEHOLD**

A traditional detached house, conveniently located just over a mile south of the city centre, in a popular residential area. Local amenities include a range of shops, bus service, church and both primary and secondary schools. Constructed in the 1930s, the property has been extended at ground floor level and also has a converted attic and provides very spacious accommodation ideal for family purposes. The property which would benefit from a degree of decorative updating has the benefit of replacement double glazing, gas central heating, ample parking, a garage/workshop and a good sized garden.

**Flint  
&  
Cook**

# 204 ROSS ROAD

- Extended detached house • Popular residential area • 3 bedrooms & attic room • Gas central heating & double glazing • Off road parking & garage • Good sized rear garden



## Canopy Porch

With door through to the

## Entrance Hall

With radiator, central heating thermostat and staircase to the first floor.

## Ground Floor Bathroom

With a 3/4 enamel bath with mains shower over, wash hand basin and radiator.

## Separate WC

With window, shelving and extractor fan.

## Lounge

With an open fireplace with tiled surround, radiator and window to the front.

## Dining Room

With radiator and bay window to the front.

## Living/Breakfast Room

With radiator, open fireplace with tiled hearth, glazed door to the rear and door to the

## Kitchen

Fitted with wood effect base and wall mounted units with work surfaces and tiled splashbacks, 1 1/2 half bowl sink unit, built-in electric oven, 4 ring gas hob with extractor hood, built-in dishwasher, built-in fridge and separate freezer, cupboard housing the gas central heating boiler.

## Utility Room

With radiator, wall-mounted heater, windows to side,

door with side windows to a recessed porch and a storage cupboard.

## First Floor Landing

With window, radiator, staircase to the attic room and doors to

## Bedroom 1

With a radiator, storage cupboard and bay window to the front.

## Bedroom 2

With radiator and a window to the front.

## Bedroom 3

With radiator and window to the rear.

## Bathroom

With suite comprising a bath with mixer tap and shower attachment, electric shower, wash hand basin, WC, bidet, tiled walls, radiator and window.

## Attic Room

With radiator, eaves storage, a further store cupboard and a Velux window.

## Outside

The property is approach through double gates that lead to a tarmac parking area with a driveway at the side leading to a detached garage. To the front the garden is enclosed by fencing and has well stocked borders with ornamental shrubs.

Side access takes you to the good-sized rear garden, which is enclosed by fencing and laid to lawn with a

paved patio, an extensive range of ornamental shrubs and outside light.

#### **Garage**

With double wooden doors and an adjoining workshop.

#### **Property Services - Bromyard**

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

#### **Outgoings - Bromyard**

Council tax band 'E' - £2,969 for 2025/2026

Water and drainage rates are payable.

#### **Directions**

From Hereford, proceed south on the A49 towards Ross Road, continue past Saint Martin's Church and the property is located on the right-hand side (opposite, the left-hand turning into Bradbury Close)

#### **What3Words**

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#### **Viewing**

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

#### **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## **204 ROSS ROAD**





Total area: approx. 138.7 sq. metres (1493.3 sq. feet)  
204 Ross Road, Hereford

**EPC Rating: D** **Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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