



**205 ROSS ROAD**  
HEREFORD HR2 7RR

**£367,500**  
FREEHOLD

Pleasantly situated in this well established residential location, a highly spacious 4 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden, off road parking, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection.



# 205 ROSS ROAD

- Ideal family home
- Within easy reach of the City centre
- Must be viewed
- 3 receptions, kitchen/utility & cloakroom/shower room
- 4 bedroom spacious detached house
- Impressive main bedroom



## Full Description

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## Lounge

With double radiator, feature flooring, double glazed bay window to the front aspect with Venetian blinds, fireplace with hearth, display mantle and wood burning stove, display shelving, coved ceiling, picture rail.

## Downstairs Cloakroom/Shower Room

With low flush WC, wash hand basin, shower cubicle with glazed door and rainwater style shower head over, 2 double glaze windows with blinds, feature flooring, tiled wall surround for easy maintenance, radiator with decorative cover.

## First Floor Landing

With laminate flooring, access hatch to the loft which is partially boarded to provide useful storage space.

## Bedroom 3

With laminate flooring, partially panelled walling radiator, double glazed window to the front aspect with Venetian blinds and space for wardrobes.

## Bedroom 4

With laminate flooring, radiator, double glazed window to the rear with Venetian blind.

## Separate WC

With low flush WC, wash hand basin, double glazed window, laminate flooring and radiator.

## Bathroom

With suite comprising large bath with hand held shower attachment and partially tiled wall surround, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, partial panelled walling, laminate floor, double glazed window with Venetian blinds, recessed spotlighting, ladder style towel rail/radiator and separate shower cubicle with glazed door.

## Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

## Entrance Porch

With newly fitted entrance door through to the

## Reception Hall

With laminate flooring, double radiator, partial panelled walling, stairs to the first floor, coved ceiling, picture rail and door to the

## Impressive Fitted Kitchen

With an extensive range of wall and base cupboards, ample solid work surfaces with splash backs, butler style sink with mixer tap over, double glazed window overlooking the rear garden with vertical blinds, a range of lighting, tiled floor, double glazed door to the side, a range of integrated appliances including, coffee machine, dishwasher, wine cooler, Belling range style cooker with extractor hood over, space for an American style fridge/freezer, wine rack, 1 large

upright radiator, useful under stairs cupboard with shelving and door to the

### Utility Room

With work surfaces with space and plumbing below for automatic washing machine and tumble drier, useful store cupboards and concealed gas central heating boiler with fuse board above.

### Bedroom 2

With laminate flooring, picture rail, double radiator, space for wardrobes, double glazed window to the rear with Venetian blinds.

### Outside

Immediately that you step outside from the dining room there is a raised covered decked area providing the perfect entertaining space and which also has a free standing hot tub which has been recently serviced and which is included within the price. Steps then lead down to the rear garden which has been landscaped for ease of maintenance with large paved areas bordered by flowers and shrubs, a useful timber garden shed and all enclosed by high fencing for privacy. There is a useful outside tap, power points, lighting and side access. To the front of the property there is an enclosed garden which has been paved to provide ample off road parking.

### Services

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

### Outgoings

Council tax band D - £2,307.34 payable for 2024/2025 Water and drainage rates are payable.

### Money Laundering Regulations

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

### Dining Room

With laminate flooring, radiator with decorative cover, coved ceiling, decorative wall, feature fireplace, with hearth, display mantle and wood burning stove and double glazed double doors to the rear decking and garden.

### Bedroom 1

An impressive light and airy room with laminate flooring, picture rail, double radiator, central ceiling light/fan, double glazed windows to the front aspect with venetian blinds, feature fireplace, partial panelled walling.

### Directions

Proceed south out of Hereford city on the A49 Ross Road turning left into Bradbury Close and number 205 is on your left hand side.

### Study

With radiator and window to front.

## 205 ROSS ROAD



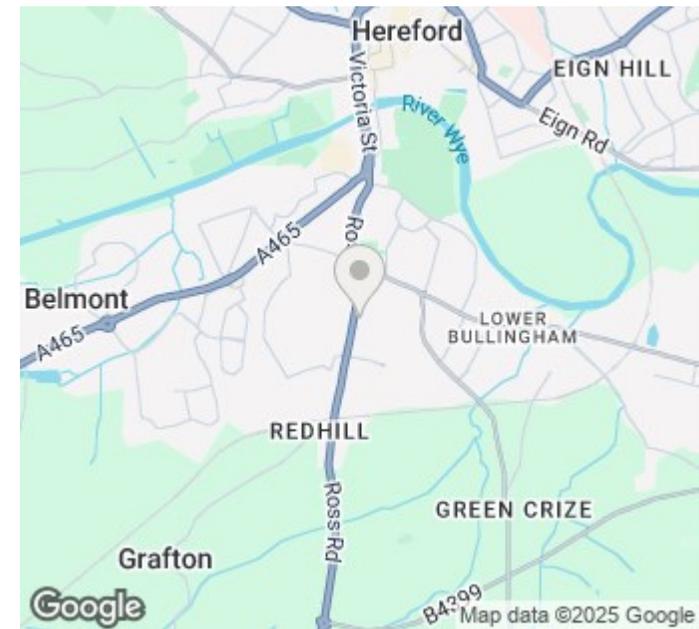


Total area: approx. 134.5 sq. metres (1447.4 sq. feet)

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

205 Ross Road, Hereford

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



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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