



29 Old Tannery Way, Ross-on-Wye, HR9 7GG

£350,000



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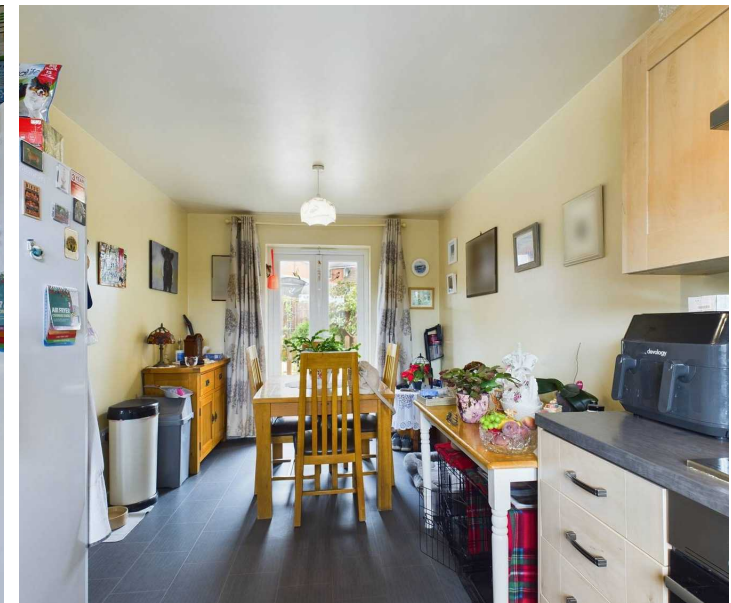
29 Old Tannery Way

Ross-on-Wye

- Detached Modern Property
- Three Bedrooms
- En-suite to Master Bedroom
- Bathroom and Cloakroom
- Rear and Side Gardens
- Off Road Parking and Garage
- Pleasant Outlook
- Convenient Access to the Town Centre

A beautifully presented, three bedroom detached property situated in a convenient position for access to the amenities of Ross-on-Wye town centre. The accommodation comprises an entrance hall having a staircase to the first floor and understairs storage. Lounge having French doors to the rear garden, kitchen/dining room to include a range of base and wall units, built-in electric oven and gas hob, space and plumbing for further appliances. The dining area has French doors to the garden.

To the first floor, the master bedroom overlooks the rear garden and benefits an en-suite shower room. There are two further bedrooms and a bathroom. Loft access with ladder, the loft is partly boarded and shelved.



Outside, to the side of the property are two parking spaces leading to the garage having an electric door, power and lighting and roof storage. The gardens lie to the side and rear of the property, they have been beautifully landscaped to create two low-maintenance garden spaces which include patio and gravelled areas, garden shed and summerhouse with power. There is secure gated access to the front, the garden is enclosed by fenced boundaries and further benefits an outside tap and outside electric sockets.

Viewing of this property is highly recommended to appreciate all that it offers.

Agents Note: We are advised there is a management fee which is currently £350 per annum. This charge is reviewed annually, during December.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

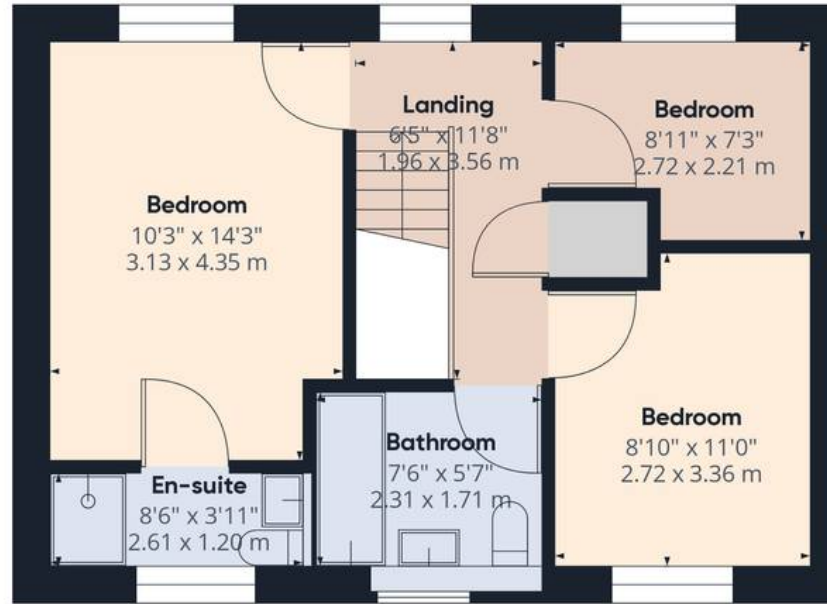
EPC Environmental Impact Rating: C



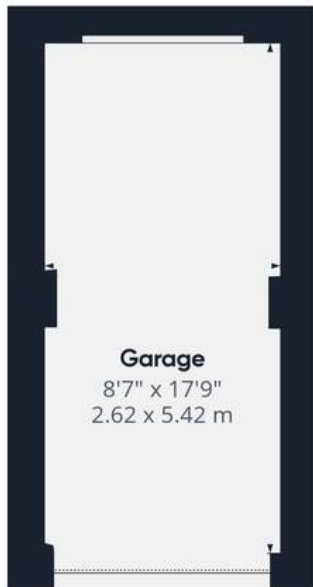




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1061.43 ft²
98.61 m²

Reduced headroom

16.15 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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