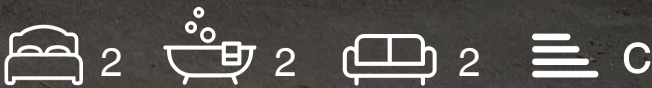




Kinnersley Archenfield Road, Ross-On-Wye,
Herefordshire, HR9 5AY

£455,000



**Kinnersley Archenfield Road, Ross-On-Wye,
Herefordshire, HR9 5AY**

A detached and extremely spacious bungalow. conveniently located near the top of Archerfield Road making it very accessible to the town's main amenities. This property is well presented throughout and benefits from having a large living room/dining room, large kitchen, conservatory, two double bedrooms, with en suite to the master bedroom, main bathroom and other ancillary rooms. There is also a very spacious roof space which offers the potential to develop further accommodation, subject to the necessary works and any consents that are required. The property stands in the centre of a large plot with densely planted gardens to the front and rear as well as two driveways, front and rear, offering plenty of off road parking and a garage.

Entrance Hall

uPVC double glazed front door with obscure glass block windows to each side, radiator, wooden floor, access to spacious roof space, power points, light, built-in storage cupboard with hanging space, built-in storage cupboard with shelving, airing cupboard housing hot water tank. Doors to:

Dining Room 9'11" x 13'4" (3.03m x 4.07m)

UPVC double glazed window to side, double radiator, wooden floor, power points, light, door to Kitchen and wide opening to:

Living Room 13'11" x 18'5" (4.23m x 5.61m)

Living flame effect gas fire with hearth and wooden surround, double radiator, wooden floor, TV point, power points, light, sliding double glazed door to:

Conservatory 5'10" x 19'7" (1.77m x 5.96m)

UPVC double glazed construction with windows to each side, tiled floor, double door. to front garden.

Kitchen 15'5" x 11'11" (4.71m x 3.62m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, integrated dishwasher, space for fridge/freezer, eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed box window to side, double radiator, chequerboard tiled floor, doors to:

Pantry

UPVC double glazed window to side, tiled floor, shelving, light.

Rear Lobby

With light, uPVC double glazed door to rear drive, door to:

Study 6'6" x 8'10" (1.97m x 2.70m)

Used by previous owner as a third bedroom, UPVC double glazed window to side, internal opaque window, radiator, quarry tiled floor, power points, light.

Bedroom 1 14'10" x 14'2" (4.51m x 4.32m)

UPVC double glazed window to front, double radiator, power points, light, door to:

En-suite

With pedestal wash hand basin, tiled shower enclosure with mains shower over, low-level WC, chrome heated towel rail, extractor fan, uPVC frosted double glazed window to rear, tiled floor.

Bedroom 2 15'0" x 9'11" (4.57m x 3.03m)

UPVC double glazed window to rear, pedestal wash hand basin, double radiator, power points, light, two double doors to built-in double wardrobe.

Bathroom

With bath, vanity wash hand basin with cupboard under and drawers, tiled shower enclosure with electric shower over and glass screen, WC with concealed cistern, white heated towel rail, extractor fan, two uPVC frosted double glazed windows to rear, tiled floor.



Outside

Externally the property features both a front and rear drive, providing off road parking for many vehicles. Beyond the front drive the garden has been heavily landscaped with many shrubs and trees within which are hidden blue slate pathways and terraces providing suitable space for garden furniture. A path leading around the property provides access to the rear where there is a garden shed in the corner of the 'jungle garden'. The area to the rear was deliberately planted to simulate a jungle environment for the former owner and offers a densely covered and shaded garden. From the rear drive one can gain access to the rear lobby as well as the Outside WC with obscure window to side, wall mounted wash hand basin, low-level WC, obscure glass block internal window.

Utility Room 6'0" x 11'11" (1.84m x 3.62m)

Wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, door to:

Garage 9'5" x 18'5" (2.87m x 5.61m)

Window to front, uPVC double glazed window to side, Up and over door, uPVC door to rear, door to:

VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band E Amount Payable £3,229.59 (2026/27)

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE

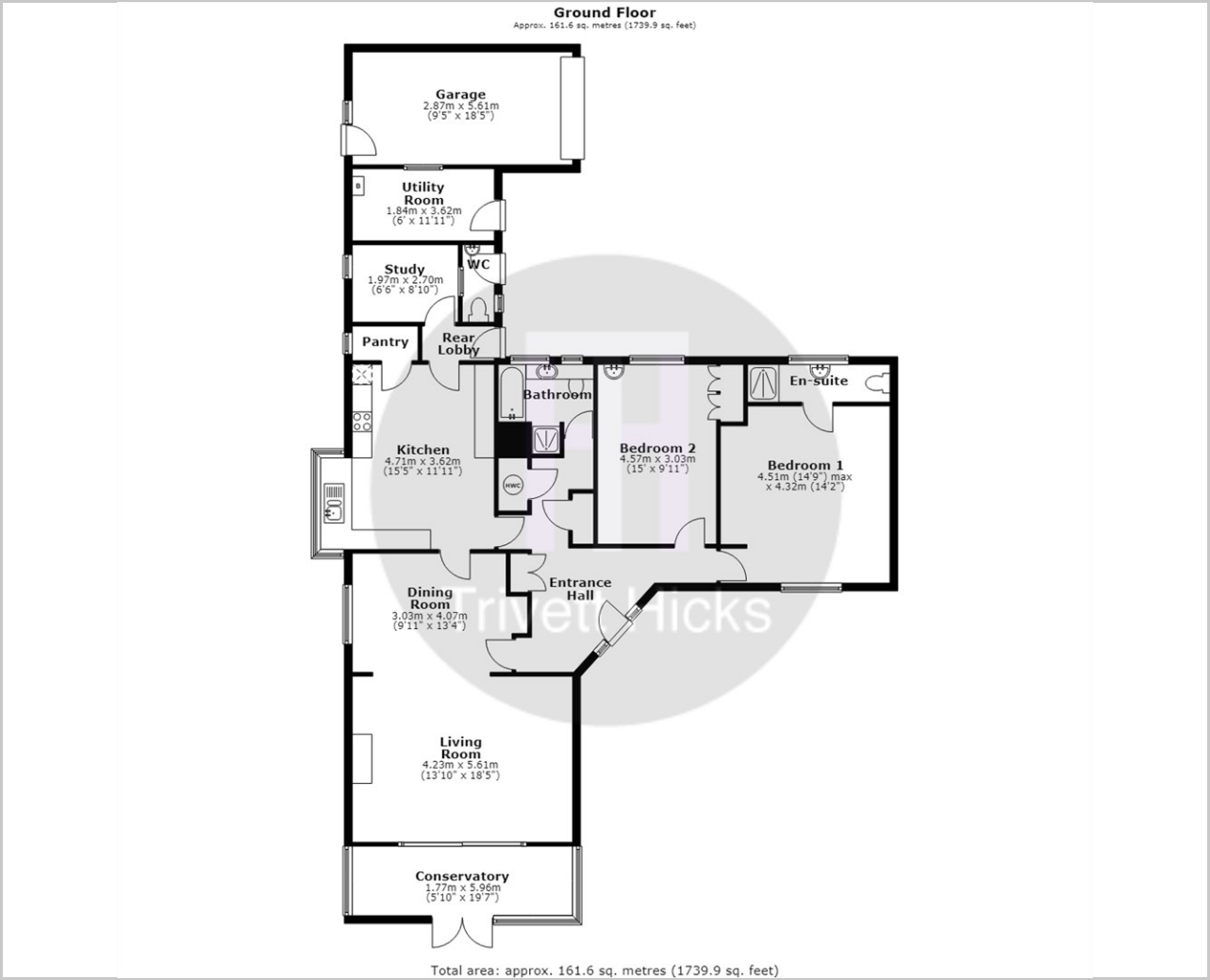
Freehold

DIRECTIONS

What3words ///gates.president.refrained



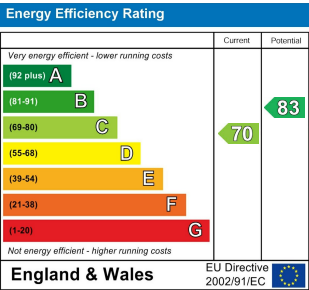
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BRITISH PROPERTY AWARDS 2022

GOLD WINNER

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