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208 Ross Road, Hereford, HR2 7PL

'An exceptional semi detached substantial home with excellent ground floor extensions which have resulted in the provision of a unique property which is both centrally heated and double glazed. Good parking facilities together with a south-westerly facing garden'

£340,000 (Freehold)

208 Ross Road, Hereford, HR2 7PL

LOCATION

208 Ross Road is set above the highway in a mature residential district which geographically lies about one mile south of the City Centre. The locality is served by a range of amenities including primary and secondary schools, amenities are available in neighbouring areas and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

208 Ross Road is centrally heated and double glazed and has been the subject of a comprehensive schedule of refitting and upgrading works which have now resulted in the provision of an updated period residence which has the benefit of a sizeable ground floor extension providing an additional living room overlooking the gardens and a large family living room/bedroom which has potential for a range of uses. In more detail the accommodation comprises:

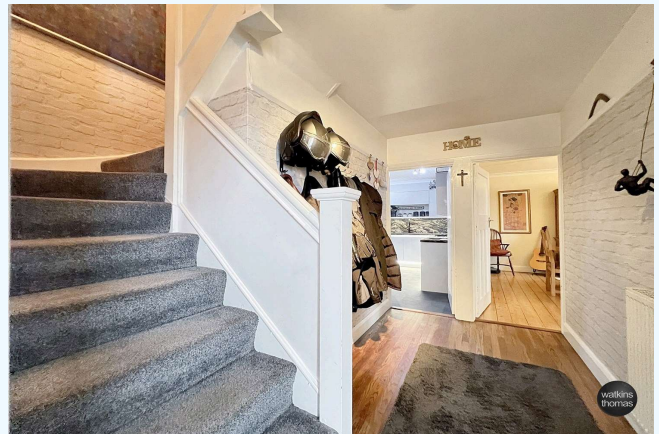
ON THE GROUND FLOOR:

Entrance Porch

With a door to the reception hall.

Reception Hall

3.35m (11'0) x 1.75m (5'9) (with stairway off)
Picture rail, radiator, double glazed window, wood grain flooring and having doors to the kitchen and



The Dining Room

4.57m (15'0) x 3.66m (12')

With a double glazed window to the front, 8'4 ceiling height, radiators, exposed floor boards, coved ceiling and a 5' wide arched opening to:

The Sitting Room

3.35m (11'0) x 3.61m (11'10) (15' into bay)

With a double glazed bay window to the front, coved ceiling, radiator, exposed floor boards and with a cast iron fire surround with tiled inset, marble hearth and open fireplace.



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Kitchen

3.61m (11'10") x 2.87m (9'5")

With modern base units with soft close doors, working surface over, matching marble effect upstands and range of eye level cabinets including shelving. Counter lighting, Insinkerator food waste disposal to a Blanco 1½ bowl sink unit with drainer and hot water Quooker and filter tap, recess with plumbing for dishwasher, recess for electric oven, fitted splash back with cooker hood over. Ceiling spot light fittings, coved ceiling, radiator, door lighting, fitted shelves and door to LARDER CUPBOARD (4' x 4') extensively shelved and with a pair of glazed doors to:



The Family Living Room

4.8m (15'9") x 3.4m (11'2") (widening to 13'2")

With a pair of French doors with adjacent double glazed windows opening to and overlooking the rear garden, two dome roof lights, radiator and with a door to the rear hall and door to:



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Bedroom 4/Playroom

4.98m (16'4) x 4.01m (13'2)

With a roof light and having a double glazed window to the rear, ceiling spot lights and radiator.



Rear Hall

3.05m (10'0) x 1.35m (4'5)

With a second door to the front, door to an understairs storage cupboard, door to a utility cupboard with plumbing for washing machine, radiator and roof light. Door to:

The Shower Room

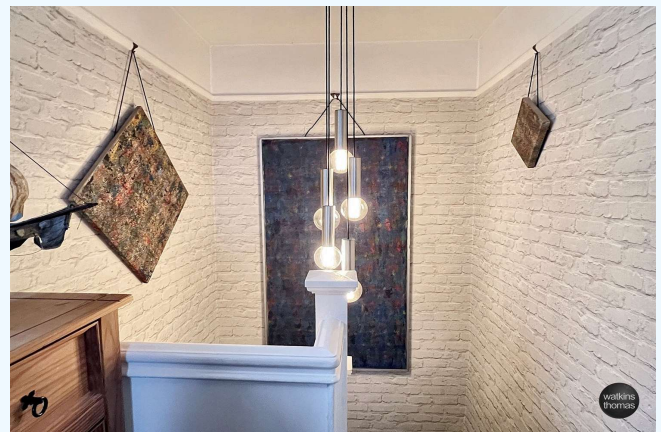
1.96m (6'5) x 1.07m (3'6)

Well appointed and with tiled walls and having suite comprising shower cubicle with twin headed shower unit with sliding door, pedestal wash basin and low level wc. Ladder type radiator and extractor unit. Throughout the hall and the shower area there is a tiled floor.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space which is boarded for storage and has a sky light, picture rail and having doors to:



Bedroom 1

3.45m (11'4) x 4.06m (13'4) (16'6 into bay)

With a double glazed bay window to the front, radiator and picture rail.

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Bedroom 2

4.01m (13'2) x 3m (9'10) (12' to rear of wardrobes)

With a double glazed window to the front, picture rail, radiator and with double and single wardrobe cupboards together with a mirror fronted unit.



Bedroom 3

3.48m (11'5) x 2.51m (8'3)

With a double glazed window to the rear, radiator and boiler cupboard with wall mounted gas fired boiler which provides central heating and domestic hot water.

Bathroom

2.59m (8'6) x 1.75m (5'9)

With white suite comprising bath with electric shower over and shower mixer attachment to taps, low level wc and wide vanity wash basin with mixer tap. Double glazed window, coved ceiling, part tiled walls and radiator.



OUTSIDE:

The property is approached off a drive which rises to a generous tarmac car parking and turning area.

The rear garden is approximately 60' long by about 32' wide and enjoys a westerly aspect. Within the rear garden there are TWO TIMBER GARDEN STORES with one having power and lighting. The rear garden is substantially enclosed by feather-board fencing between concrete posts and at the rear by a high brick wall.

COUNCIL TAX BAND D

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the traffic lights continue straight over into Ross Road. Proceed along Ross Road and the property will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th February 2025

ID40030

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

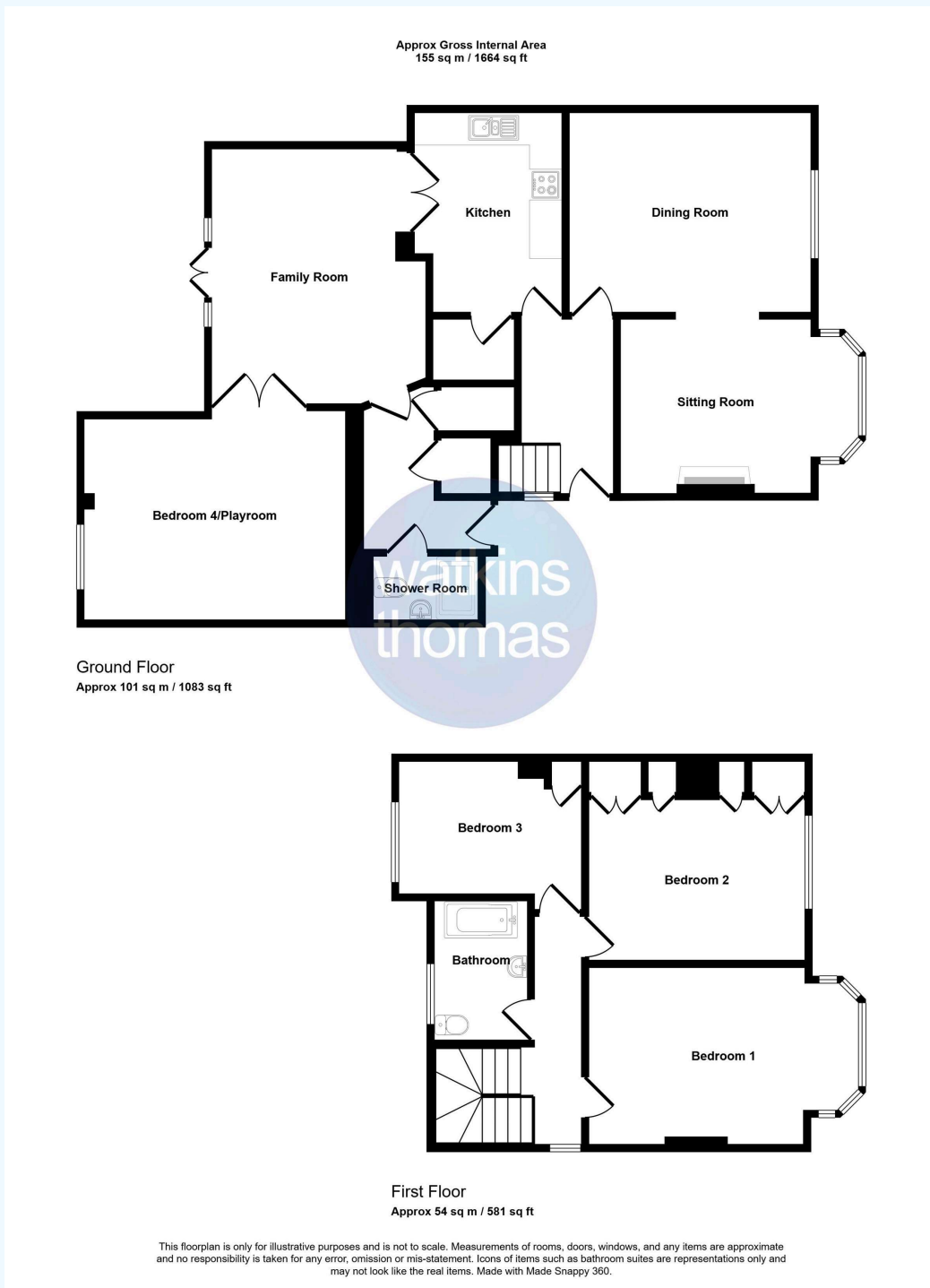
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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