



**Yew Tree Cottage**  
**Linton**  
**Ross-on-Wye**  
**Herefordshire**  
**HR9**

**Offers In Excess Of £617,000**

**bettermove** 

## Ross-on-Wye

Bettermove are proud to present this 3 bedroom detached house in Linton.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious study, and two store rooms on the ground floor. The first floor consists of the living room, dining room, fitted kitchen, a utility room and a downstairs WC. The second floor consists of the 3 bedrooms all with on-suites. The exterior boasts a private rear garden, perfect for enjoying the summer months.

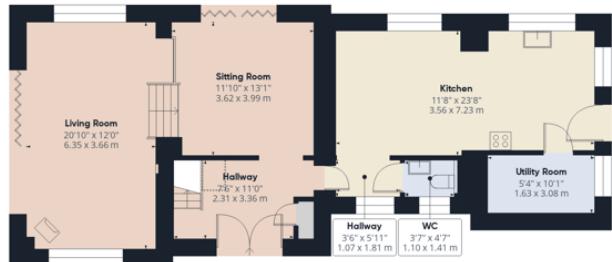
Located in the popular village of Linton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from Ledbury train station (13.7 miles), various bus routes and the M50.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

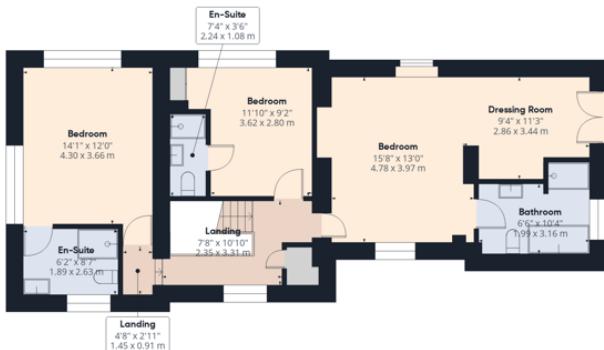




Ground Floor



Floor 1



Floor 2

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		63
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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