ROSS ON WYE Herefordshire HR9 7EG
£110,000 Leasehold

RICHARD BUTLER
SALES AND LETTINGS

A spacious refurbished first floor apartment of great character. The property is currently tenanted and being offered to investment buyers only.

* Entrance Hall * Kitchen/Dining Room * Living Room * Two Bedrooms * Bathroom * EPC Rating E

The property is located within easy walking distance of Ross on Wye town centre where an excellent range of shopping and social facilities are close at hand. The property forms part of a small development of four refurbished new apartments in a secure location with remotely operated gated entrance from the street.

From Brookend Street an electric gate gives access to a communal area where a staircase gives access to Flat 2:

Hardwood part glazed entrance door to:-

Kitchen/Dining Room 12' x 11'5 (3.66m x 3.48m)
with good range of matching base and wall units with granite effect worksurfaces inset stainless steel oven and grill, stainless steel electric hob and stainless steel extractor hood. Inset stainless steel single drainer sink unit, plumbing for washing machine, built in concealed fridge, drawer unit, part tiled walls, halogen ceiling spotlights, double glazed side aspect and open plan to:

Living Room 16' x 18'2 (4.88m x 5.54m)
with bay sash front aspect, rear aspect, five wall light points, power points, night storage heater points, TV point, door to inner hall with double doors to end cupboard with light and hot water tank.

Bathroom
with white bathroom suite comprising low level WC, pedestal wash hand basin single panel bath with shower mixer vanity light and shaver point with extensively tiled walls.

Bedroom 1. 12'10 x 8'7 (3.91m x 2.62m)
with sash front aspects, power points, TV point, night storage points.

Bedroom 2. 13' x 13'6 (3.96m x 4.11m), sash front aspect, power points and night storage heater points.

Directions:
From the office on Gloucester Road proceed to the end of the road and turn right into Broad Street, proceed on down through the town and over the pedestrian crossing where the property will be found on the left hand side.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

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NAEA
The Property Ombudsman

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