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ESTATE ■ AGENTS



ROSS ON WYE
Herefordshire HR9 7BT
£165,000

A beautifully presented two double bedroomed period ground floor apartment, commanding an edge of town location, it's very own private rear gardens and wealth of original features. Viewing highly recommended.

*** Lounge * Kitchen/Breakfast Room * 2 Double Bedrooms * Bathroom * Private Rear Gardens * Architect Designed Garden Shed * Off Road Parking
* Double Glazing * Gas Fired Central Heating * EPC Rating: E**

Price: £165,000 Leasehold

The property is situated in a mature residential area of Greytrees within approximately 1 mile of the town centre where there is a regular bus service to the town where a good range of shopping, social and sports facilities can be found. There are excellent road links can be gained via the A40 to South Wales and the M50/M5 to the Midlands. The centres of Hereford, Gloucester and Cheltenham are all easily commutable.

uPVC Front entrance door provides access to:

Reception Hall: 30" x 6'6" (30 x 1.98m)

A lovely light and spacious front to rear dining hall with many period features throughout including original cornicing and high level skirting board. Would make ideal dining hall or study area. Radiator and Power points. uPVC double glazed door provides access to the rear patio and onwards to the garden. Stripped pine door provides access to:

Lounge: 18'9" x 14" into Bay Window (5.72m x 14)

With uPVC double glazed front aspect. A fantastic light and spacious room with a wealth of character and original features including cast iron ornate fireplace with decorative tiles, slate hearth with inset wood burning stove and attractive mantle. High ceiling with cornice, ceiling rose and picture rail.

Kitchen/Breakfast Room: 12'5" x 10'2" (3.78m x 3.1m)

With uPVC double glazed window to rear aspect with attractive westerly outlook over gardens. Fitted with a range of matching cream shaker style wall and base units with integrated double oven and AEG induction hob with extractor fan over. Wall mounted Worcester combination boiler supplying domestic hot water and central heating. Ceramic single bowl drainer sink unit, power points and radiator, Ledge and brace door provides access to a walk in larder cupboard with extensive shelving.

Bedroom 1: 16'9" x 14' (5.11m x 4.27m)

With uPVC double glazed window to front aspect. A beautiful light and spacious double bedroom with radiator and power points. Having a wealth of period features to include high level skirting boards, picture rail, coved ceiling and original decorative cast iron fireplace with glazed inset tiles and matching hearth.

Bedroom 2: 13'10" x 9'10" (4.22m x 3m)

With uPVC double glazed window to rear aspect with views over the rear gardens. A light and spacious double room with radiator and power points.

Utility Room/Bathroom

Recently refitted to a particularly high standard with useful utility area with plumbing for automatic washing machine, worktop and shelved storage beneath. Step with shallow balustrading provides access to a raised area with walk in enclosed shower cubicle with attractive tiled splash backs and Mira Jump power shower. Pedestal wash hand basin, sunken panel bath with attractive tiled splash backs, electric heated towel rail, extractor fan and radiator.

Outside

To the front of the property there is a tarmac parking area for up to 2 vehicles with hedges and gated front entrance leading to front entrance door. Pathway provides access to the side entrance via gated panel door which in turn leads to a raised patio which takes full advantage of the afternoon sun from the Westerly aspect. Raised brick edged flower beds and steps leading down to good sized level lawn area enclosed by a mixture of modern panel fencing and beech hedging. The property also benefits from a good sized architect designed garden shed with well-appointed raised decked area taking full advantage of the westerly aspect.

Directions:

From the centre of Ross-on-Wye proceed down Broad Street reaching the two small roundabouts, turn left and proceed straight along and under the dual carriageway bridge, proceed up the hill taking the fifth turning into Second Avenue where the property can be found approximately 100 yards on the left hand side.



