



BRIDSTOW

Offers over **£151,500**



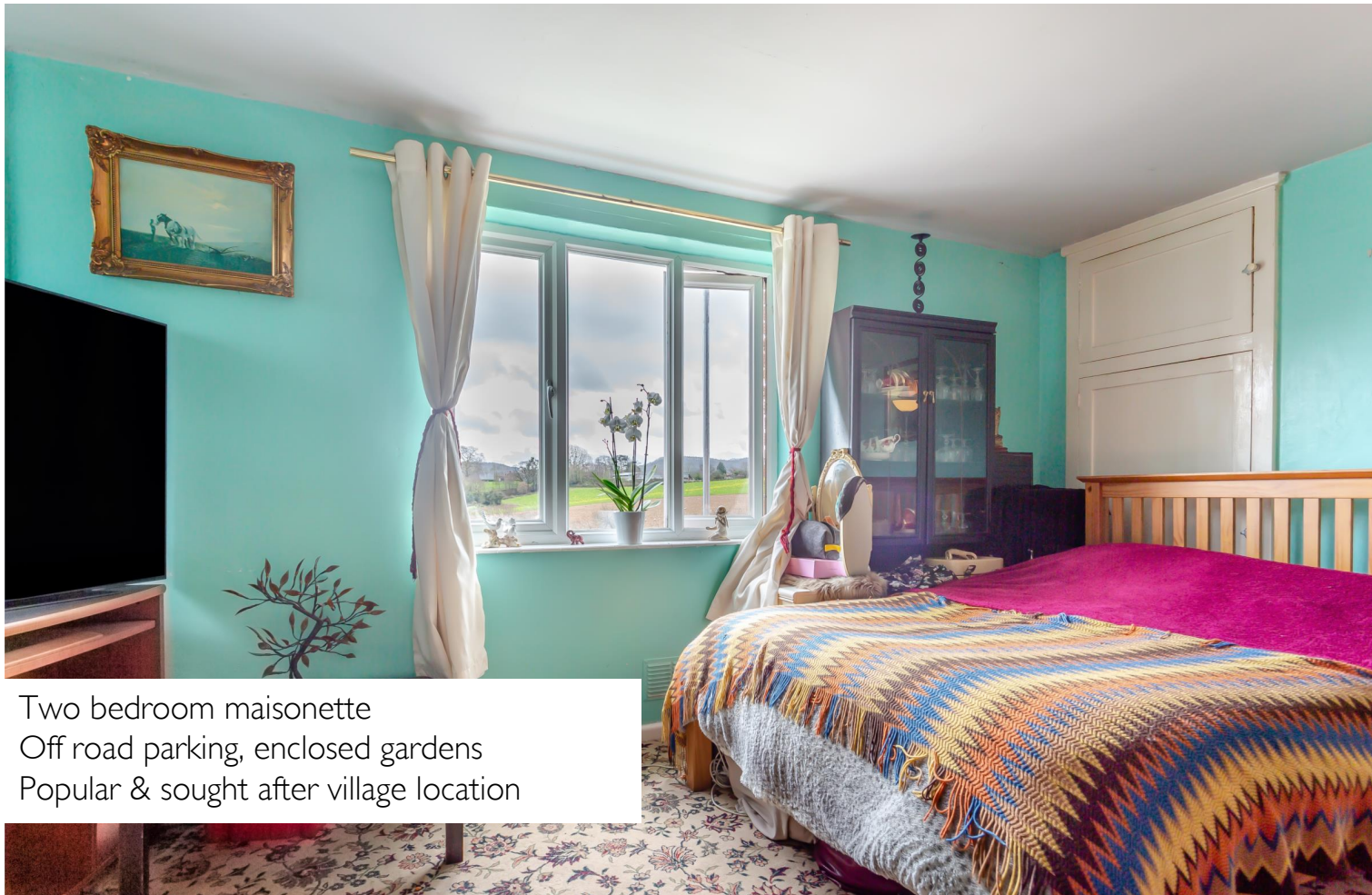
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# 34 THE CLAYTONS

Ross-on-Wye, Herefordshire HR9 6QD



Two bedroom maisonette  
Off road parking, enclosed gardens  
Popular & sought after village location

This two bedroom maisonette is situated in the highly sought after village of Bridstow, benefitting from off road parking and enclosed gardens.

The village of Bridstow offers a Primary School, Village Hall and Parish Church, a well-regarded comprehensive school is in the nearby town of Ross.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Accessed via a personal door which leads to the entrance hallway, stairs take you to the living accommodation, where you find doors into the lounge, kitchen, two bedrooms and family bathroom.

The lounge is well proportioned with a feature fireplace and window overlooking the front with far reaching views. There is a storage cupboard within the alcove of the fireplace.

The kitchen is fitted with a range of wall, base and drawer units, has various built-in appliances and space for a table and chairs. There is a door that leads to the gardens.

Both bedrooms are of a generous size, the master benefitting from two windows, which streams light. The bathroom has a fitted shower cubicle, partly tiled walls, w.c. and wash hand basin.

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### KEY FEATURES

- Two bedroom maisonette
- Popular and sought after village location
- Countryside views
- Ideal first time buy/investment
- Off road parking
- Enclosed garden



The property has a driveway accessed via double gates which lead to the gardens, the gardens are mostly laid to lawn being well enclosed by fencing and walling surround.

#### AGENTS NOTE:

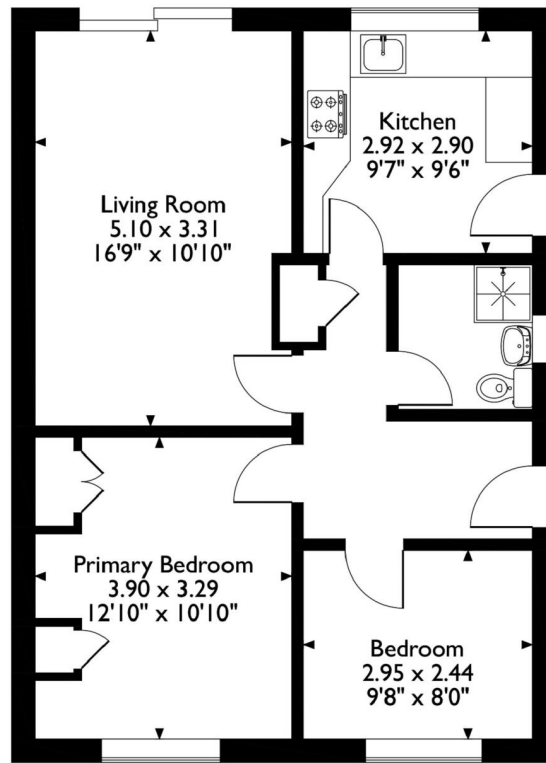
Leasehold years remaining: 86 (March 2024).

Service charge: £100 p.a

Ground rent: £10 p.a.



Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## DIRECTIONS

From the centre of Ross-on-Wye proceed towards Wilton and on reaching the roundabout proceed straight over on the A40, towards Hereford and onto the A49. Take the second turning right, signposted Sellack, following the road down to the bottom of the hill and turn right and continue along where The Claytons can be found on the right hand side and the property can be found towards the end of the cul-de-sac on the right hand side via our for sale board.



## INFORMATION

Postcode: HR9 6QD  
Tenure: Leasehold  
Tax Band: A  
Heating: Electric  
Drainage: Mains  
EPC: TBC

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