



RECENTLY CONSTRUCTED THREE BEDROOM SEMI DETACHED PROPERTY. BEAUTIFULLY PRESENTED IN A RANGE OF NEUTRAL COLOURS AND TONES. INTEGRATED KITCHEN APPLIANCES AND BESPOKE SHARPS STORAGE UNITS INCLUDED. PV PANELS.

EPC B

11 Bedford Way - Guide Price £299,995

Hildersley, Ross-on-wye, Herefordshire, HR9 7ZS

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11 Bedford Way

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

11 Bedford Way is located on the outskirts of the market and tourist town of Ross-on-Wye, yet is still within easy reach of all of the towns facilities. Constructed in 2023 by David Wilson Homes, Number 11 has an attractive reconstructed Cotswold stone style facade and benefits from the addition of generous, bespoke built in Sharps storage units, a number of integrated electrical appliances and three PV Panels fitted to the rear of the house.

The current owner has beautifully decorated the accommodation with neutral colours and tones, giving each of the rooms a light and spacious ambience.

Living Room

The entrance hall leads to the 14' living room with window to the front elevation. Decorated in neutral colours this is a light and welcoming reception room.

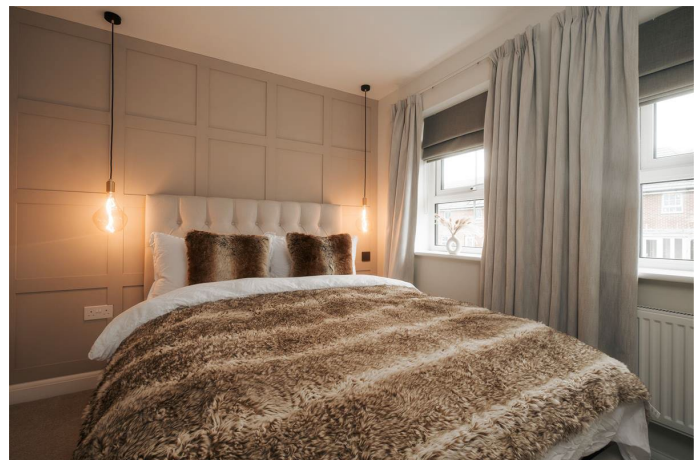
There is also a ground floor cloaks and w.c. accessed directly from the entrance hall.

Kitchen/Breakfast Room

To the rear of the house is the exceptionally well appointed 15' kitchen/breakfast room. There are a range of both wall and floor mounted Shaker style units, with under cupboard lighting, splash backs, and integrated fridge, freezer, dishwasher and washer/dryer all A rated. Double patio doors open out to the rear garden.

Bedrooms & Bathrooms

The main bedroom overlooks the rear garden and has the benefit of an en-suite shower room and w.c., together with bespoke Sharps storage. There are two further bedrooms, one a double, also having bespoke Sharps





storage, and the other a smaller bedroom/study, and a family bathroom and w.c.

Outside

To the rear of the property is the level, south facing, lawned garden enclosed by wooden fencing, with a gravelled seating area to the far corner. There is also a most useful wooden garden shed together with an external fitted power point.

To the side of the house is the driveway, with parking available for two vehicles.

Entrance Hall

WC

Living Room 4.59m (14ft 10in) x 3.66m (11ft 10in)

Kitchen-Diner 4.83m (15ft 7in) x 3.35m (10ft 10in)
Maximum to recess

Landing

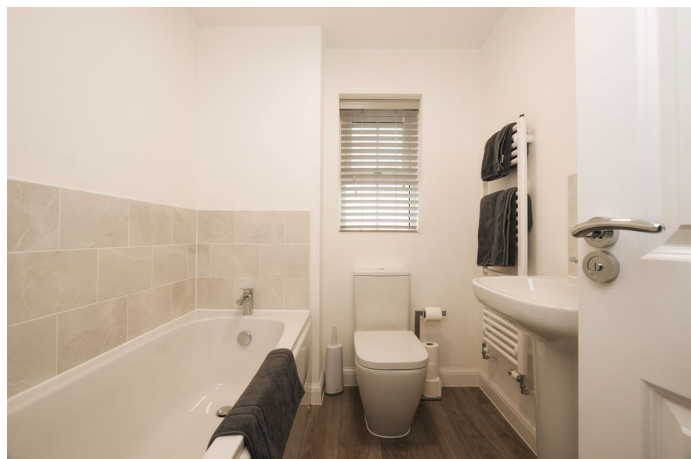
Master Bedroom 3.30m (10ft 8in) Maximum to recess
x 2.92m (9ft 5in)

En-suite

Bedroom Two 3.97m (12ft 10in) Maximum to recess x
2.53m (8ft 2in) Maximum to recess

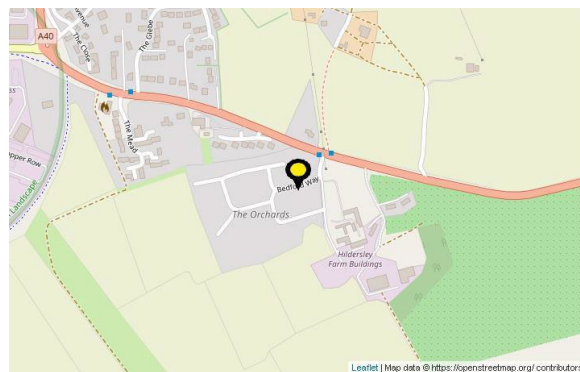
Bedroom Three 2.30m (7ft 5in) Maximum to recess x
2.20m (7ft 1in) Maximum to recess

Bathroom



Directions

Leave Ross at Hildersley roundabout (Ross Fire Station) taking the A40 towards Weston-under-Penyard and Ryeford. Soon after passing Chaseview Vets on your right, turn right into Bedford Way and Number 11 will be shortly be found on your left hand side.



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

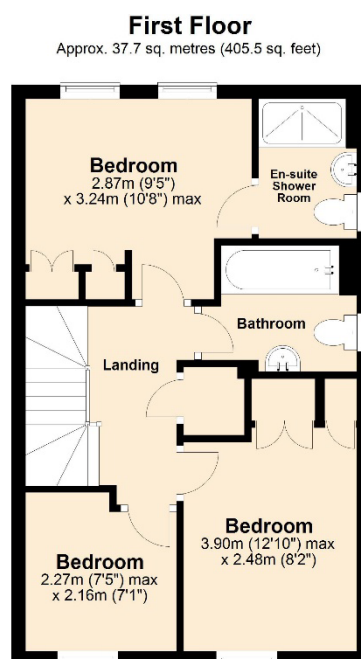
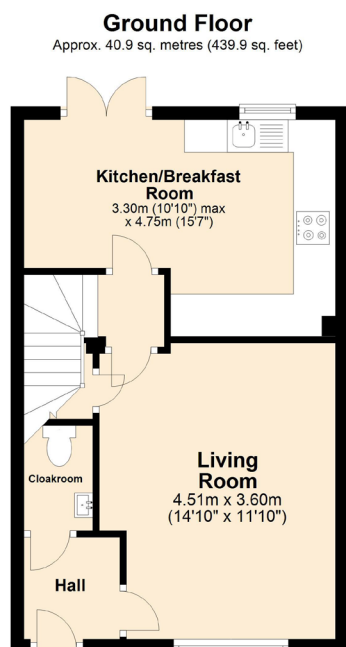
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax COUNCIL TAX BAND "C" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is B.



Total area: approx. 78.5 sq. metres (845.4 sq. feet)



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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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