

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



APPEALING DETACHED VICTORIAN THREE BEDROOM TOWN HOUSE. EASY WALK OF BOTH TOWN FACILITIES AND OPEN COUNTRYSIDE. BEAUTIFULLY REFURBISHED KITCHEN/BREAKFAST ROOM. LAWNED & FENCED REAR GARDEN. PARKING FOR 4/5 VEHICLES.

EPC E

Oakedge - Guide Price £418,000

Chase Road, Ross-on-wye, Herefordshire, HR9 5JH

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Oakedge

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

Location & Description

Oakedge comprises an attractive Victorian town house positioned approx. ½ mile south east of Ross town centre and occupies a slightly elevated site towards the south end of Chase Road, a town street with interesting properties of varied architectural vintage. One is thus within easy walking distance of all the amenities of the town yet Tank Meadow and open countryside are also only a short walk away.

Of primarily brick construction with cream colour washed elevations under a double pitched slate roof, the property offers accommodation on three levels and has a slightly raised but sizeable and level lawned rear garden with a most generous rear parking area for at least four vehicles. That extent of parking space for a town property is an outstanding feature.

Internally, the current owners have carried out an extensive range of improvement works, including excellent new double glazing and a superb Howden kitchen with masses of units and an exceptional range of appliances. There is a wood burner/multi fuel stove in the front reception room, a practical dining section and adjacent snug, the rear of the ground floor also including a laundry/utility room and cloaks and w.c.

Off the generous landing are two bedrooms and a refitted bath/shower room and w.c., whilst further stairs provide access to the 19' top floor room which has an outstanding rear outlook across sylvan back gardens towards the beauty of Ross Church spire.

The front garden has been laid out for easy maintenance and there are colourful shrubs including Photinia, whilst immediately to the rear of the property is a most practical area given over to paving and gravel, this area and the whole of the rear garden receiving fine afternoon and evening sunlight.

To those potentially interested we strongly recommend a thorough internal inspection.





ACCOMMODATION

Entrance Hall

Living Room 5.97m (19ft 3in) x 3.28m (10ft 7in)

Dining Room 3.59m (11ft 7in) x 2.42m (7ft 10in)

Sitting Room 3.46m (11ft 2in) Maximum to recess x 3.20m (10ft 4in)

Kitchen 4.70m (15ft 2in) x 2.20m (7ft 1in)

Utility Room 2.42m (7ft 10in) x 1.73m (5ft 7in)

WC

Landing

Bedroom Two 3.59m (11ft 7in) x 3.25m (10ft 6in)

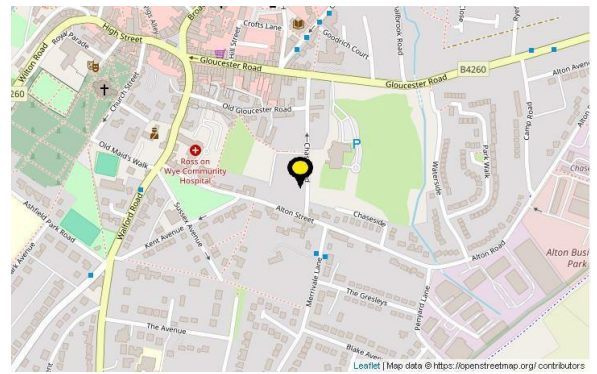
Bedroom Three 3.25m (10ft 6in) x 3.54m (11ft 5in)

Landing

Master Bedroom 5.99m (19ft 4in) x 3.59m (11ft 7in)

Directions

What3words: [///roadways.excellent.title](#)



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

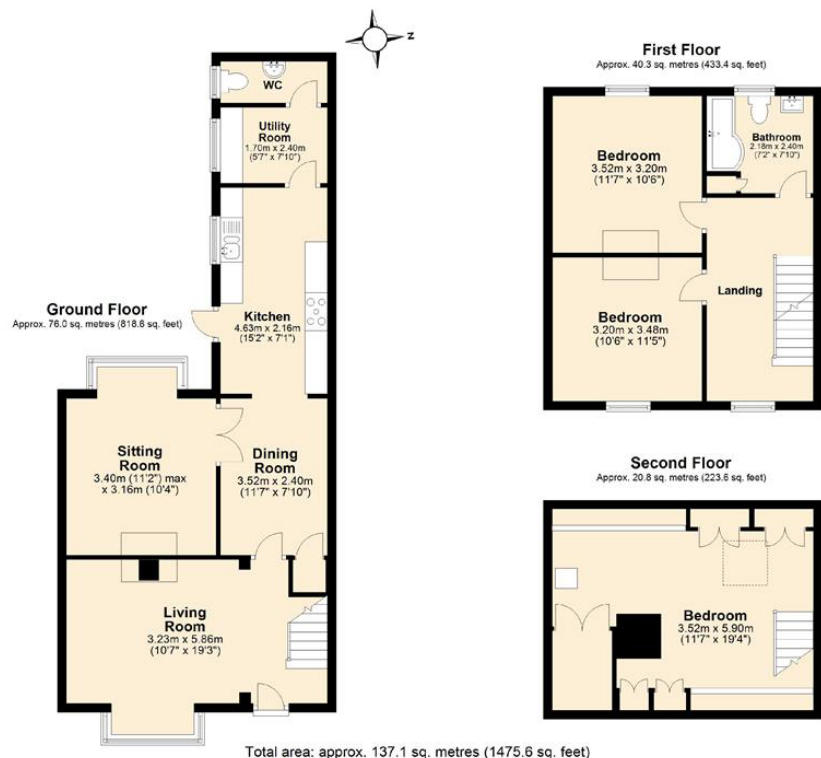
Council Tax

COUNCIL TAX BAND "E"

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 E.



Ross-on-wye Office
01989 768320

30 Gloucester Road, HR9 5LE
ross@johngoodwin.co.uk

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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 should 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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

