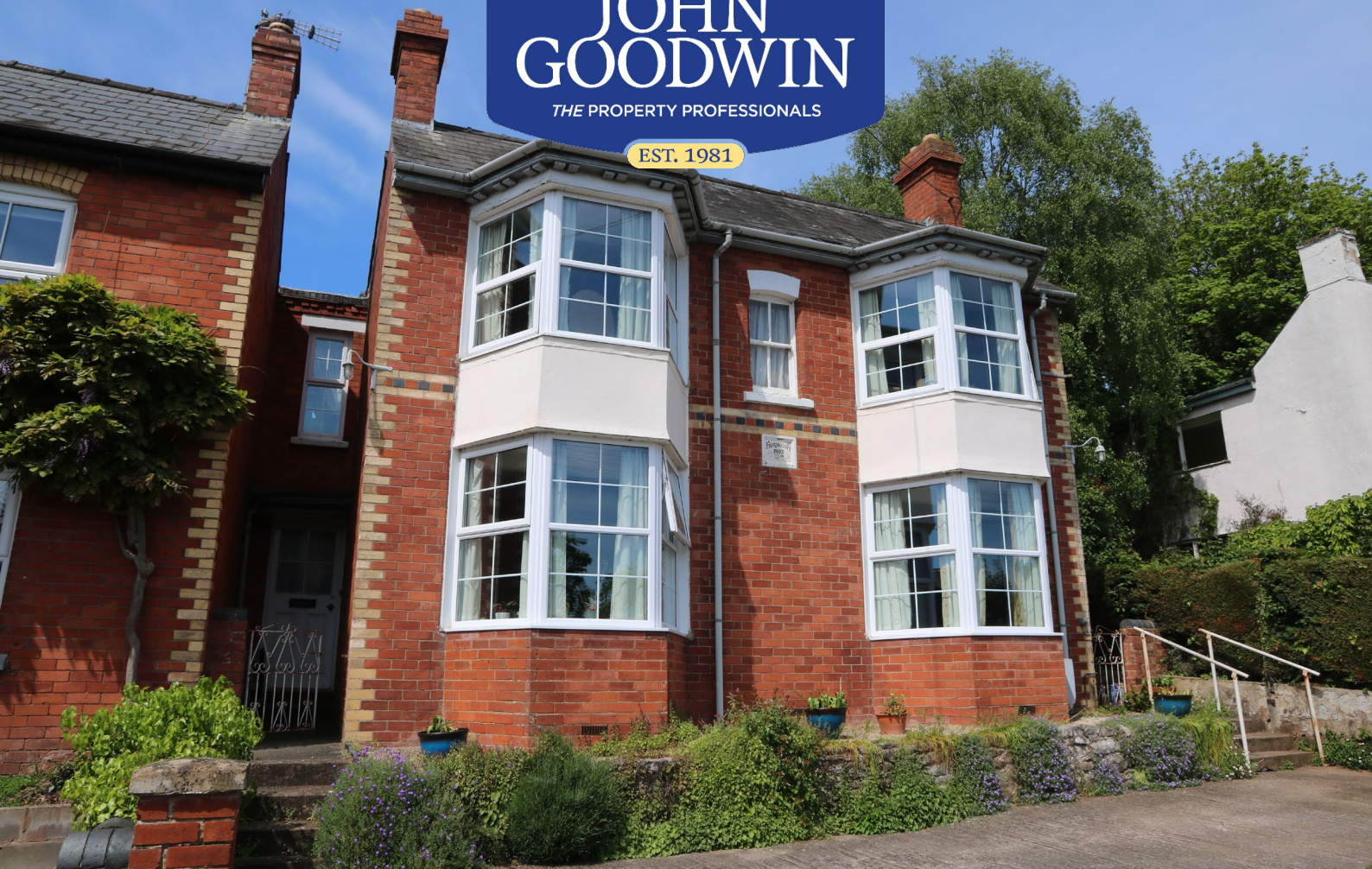


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



ATTRACTIVE, EDWARDIAN HOUSE COMMANDING DOMINANT LOCATION IN QUIET STREET. EASY WALK OF TOWN CENTRE AND ITS FACILITIES PLUS SCHOOLS. 65' REAR GARDEN. PARKING. EPC E

Fairmount - £379,000 Guide Price

Mount Pleasant, Ross-on-wye, Herefordshire, HR9 7AZ

4 2 1



Fairmount

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

Attractive, Edwardian House Commanding Dominant Location in Quiet Street, Significantly Extended in 1930's. Spacious Hall and Landing, Three Reception, Four Double Bedrooms. 65' Rear Garden with Sun Terrace and Parking for Two Vehicles Immediately in front of House

Location & Description

Fairmount occupies a dominant position at the upper end of Mount Pleasant, a quiet side street approx. 1 mile north east of Ross town centre. The property is thus within walking distance of all the facilities of the town, yet is tucked away and enjoys some distance views of Chase and Penyard Hills.

Constructed in 1902 but significantly extended in the 1930's, the house is larger than most of its contemporaries and offers generous three reception, four bedroom accommodation with a particularly spacious reception hall and landing.

The aspect to the front of the house is to the south east, and this fact combined with the large bay windows to both ground and first floors enables receipt of a high degree of natural light to all the rooms to the front of the property. Double glazing is installed to most of the principle windows, and there are entrance doors to both the left and right of the property. The nature of the accommodation lends itself very well to family occupation, and we consider it likely that most potential buyers will want to upgrade both kitchen and bathroom. For those with school age children, John Kyrle High School is just a few hundred yards away, whilst the two primary schools are both accessible just south of the town centre.

To the rear of the property is a large lawned, 65' rear garden with trees and shrubs, sun terrace and aluminium framed greenhouse.

Immediately in front of the property there is concrete parking space for two vehicles. In addition there are two small storage areas and a gardeners cloaks and w.c.





Accommodation:

Porch

Kitchen 3.59m (11ft 7in) x 2.53m (8ft 2in)

Pantry

Dining Room 4.06m (13ft 1in) x 3.59m (11ft 7in)

Hallway

Living Room 4.37m (14ft 1in) x 3.59m (11ft 7in)

Sitting Room 3.59m (11ft 7in) x 3.35m (10ft 10in)

Landing

Master Bedroom 4.08m (13ft 2in) x 3.59m (11ft 7in)

Bedroom Two 4.08m (13ft 2in) x 3.59m (11ft 7in)

Bedroom Three 3.69m (11ft 11in) x 3.35m (10ft 10in)

Bedroom Four 3.69m (11ft 11in) x 3.35m (10ft 10in)

Bathroom

Outside

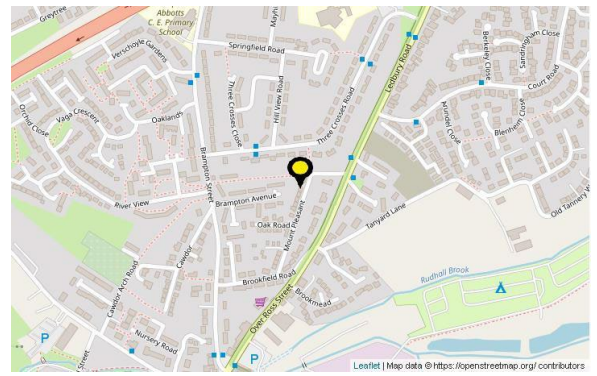
WC

Store

Directions

From the stone built Market House in the centre of Ross, proceed down Broad Street, into Brookend Street and across the mini roundabout at Five Ways proceeding up Ledbury Road. Take the easily missed, second turning to the left, and after ascending the slope and bearing left, Fairmount will be seen on the right hand side.

What3words: ///lunge.deduct.dollars



Services

We have been advised that mains services are connected to the property. Storage Heaters. 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

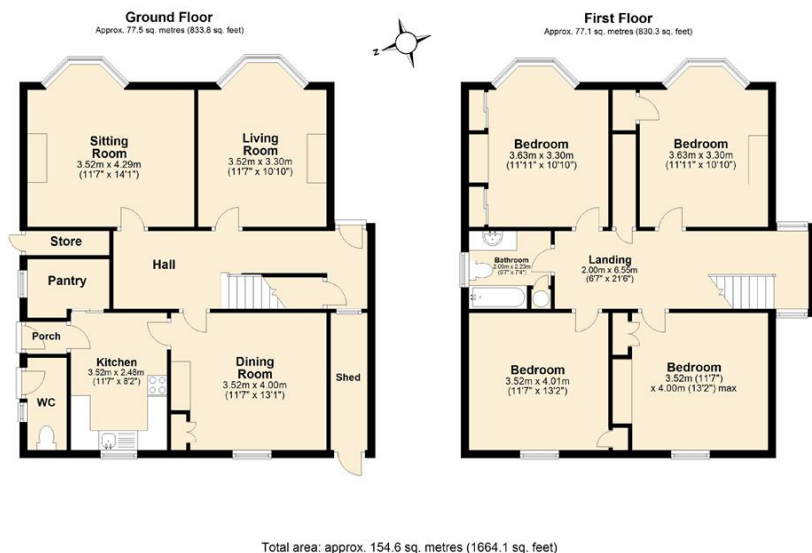
Council Tax

COUNCIL TAX BAND "D"

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
30 Gloucester Road, HR9 5LE
Tel 01989 768320



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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.

