

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THREE BEDROOM BEAUTIFULLY RENOVATED PROPERTY WITH BESPOKE FITTINGS IN ELEVATED POSITION  
WITHIN EASY ACCESS OF ROSS TOWN FACILITIES AND SCHOOLS. PRIVATE GARDEN. PARKING. EPC D**

## 7 Primrose Close - £269,000 Guide Price

Ross-on-wye, Herefordshire, HR9 7RN





## 7 Primrose Close

### 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

Positioned in an elevated spot providing views towards the spire at St Marys in Ross town centre and across rolling Herefordshire countryside, 7 Primrose Close comprises a brick built semi detached house under a double pitched tiled roof. On entering the house one can instantly see that the property has been renovated with care and attention to detail. The entrance hall with its Mediterranean style solid porcelain floor leads to the generous and light filled lounge with stunning herringbone solid Oak floor. The bespoke built in display unit, perfect for storing books or displaying ornaments, together with two recently installed French doors, which open directly into the rear garden, make this room a tranquil space to relax. To the front of the house is the modern kitchen with built in appliances, which leads to a most useful utility area. Accessed from the utility room is the 10' studio/former garage. With a fully insulated Ryterna external door, water and power this creates a space which can be used for a variety of uses.

To the first floor are three bedrooms, the master having an integral walk in wardrobe/storage area and providing far reaching views towards Ross and the rolling countryside beyond. The family wet room is exquisite, with a free standing bath, Bristan thermostatic walk in shower, with octagonal solid porcelain tiles, bespoke Iroko vanity unit, with traditional Italian Terrazzo tile, and Spanish porcelain floor tiles. The bathroom also benefits from underfloor heating.

Externally the rear garden is terraced and stocked with a variety of shrubs, providing a surprisingly private space with several seating areas, ideal for enjoying the summer evenings. A pedestrian gate leads to the front of the house where there is an area of lawn together with a driveway. From here it is a short stroll to the adjacent paddock, ideal for walking your dog!

With new flooring to the first floor, a recently installed consumer unit, new panel radiators, and hot water tank, 7 Primrose Close enables any prospective purchaser to simply move in, and enjoy their new home. Being a short distance from the facilities of Ross town centre, and an easy walk of both Primary and Secondary schools, this property is fantastically positioned, and will make any potential purchaser a truly special home.







The accommodation with approximate dimensions is as follows:

#### **Entrance Hall**

Solid porcelain floor tiles. Panel radiator. Stairs leading to first floor. Door to Kitchen and door to

#### **Lounge 17.22ft (5.25m) x 13.81ft (4.21m)**

Solid Oak flooring. Panel radiator. Bespoke storage/display cabinet. Two ceiling lights. Two double glazed doors leading to garden.

#### **Kitchen 8.95ft (2.73m) x 8.76ft (2.67m)**

Tiled flooring. Range of Shaker style floor and wall units with work surface over. One and a half stainless steel sink with mixer tap. Integral oven, hob, extractor hood, dishwasher and fridge. Double glazed window to front. Door leading to

#### **Utility Room 7.74ft (2.36m) x 5.77ft (1.76m)**

Linoleum flooring. Range of floor and wall mounted units and shelving. Space for washing machine and dryer. Door leading to

#### **Studio/Former Garage 10.14ft (3.09m) x 7.74ft (2.36m)**

Fully insulated Ryterna side hung door external garage door. Water and power.

#### **Landing**

Balustrade. Down lighters. Loft access. Cupboard for hot water cylinder. Doors to

#### **Master Bedroom 12.66ft (3.86m) x 9.28ft (2.83m)**

Double glazed window to front elevation. Panel radiator. Door to walk in wardrobe and built in storage units.

#### **Bedroom Two 8.92ft (2.72m) x 7.54ft (2.30m)**

Panel radiator. Double glazed window to rear.

#### **Bedroom Three 8.17ft (2.49m) x 7.54ft (2.30m)**

Panel radiator. Double glazed window to rear.

#### **Family Wet Room**

Free standing bath, walk in thermostatic shower with rain head and shower head and screen. Low level w.c. Vanity unit with hand basin and storage below. Heated towel radiator. Tiled floor. Underfloor heating.

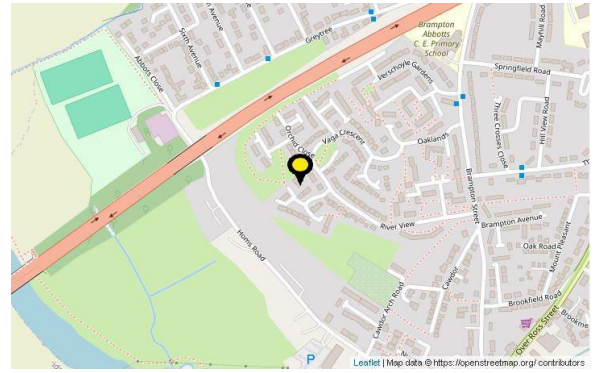
#### **Outside**

Front – driveway with parking for a vehicle. Lawn. Access via pedestrian gate to rear garden.

Patio area. Steps leading up to terraced garden with paved seating areas. Enclosed with wooden fencing and brick wall.

## Directions

Leave the stone-built market house in the centre of Ross, proceeding down Broad Street and into Brookend Street. Proceed over the mini roundabout at Fiveways, thereafter bearing left off Ledbury Road up Bampton Road. Halfway up the hill, shortly after passing Cawdor on the left hand side, take the left turning into River View, thereafter taking the first left into Primrose Close, following the road around to the right where number 7 will be seen on the right identified by our For sale board.



## Services

We have been advised that mains water, electricity, gas and drainage 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

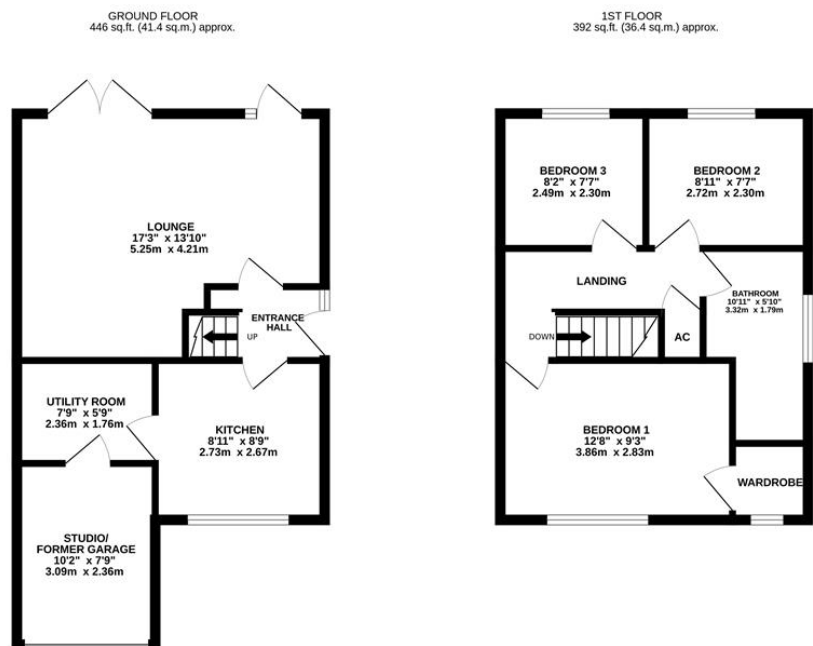
## Council Tax

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 D



7 PRIMROSE CLOSE  
TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagix (2025)



**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.

