

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A CHARMING THREE BEDROOM SEMI DETACHED HOME IN A PEACEFUL WATERSIDE ROAD SETTING, OVERLOOKING THE SCENIC GROUNDS OF THE CHASE. FEATURING A SPACIOUS LOUNGE DINER, MODERN KITCHEN, BRIGHT CONSERVATORY, AND UPDATED FAMILY BATHROOM. TWO DOUBLE BEDROOMS, PRIVATE REAR ACCESS GARAGE VIA PARK WALK, AND TRANQUIL SURROUNDINGS MAKE THIS A PERFECT RETREAT IN ROSS-ON-WYE.

EPC D

14 Waterside - Guide Price £335,000

Ross-on-wye, Herefordshire, HR9 5LN

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14 Waterside

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

Tucked away along the ever sought after Waterside Road, this inviting three bedroom semi detached home offers a rare blend of comfort, charm, and serenity. With peaceful surroundings and the majestic grounds of The Chase just across the road, this home promises more than just a place to live - it offers a lifestyle.

Step inside to a warm and welcoming sitting-dining room, ideal for cosy evenings or entertaining guests. The kitchen flows effortlessly into a light filled conservatory that adjoins both the lounge and kitchen - the perfect spot to enjoy morning coffee or unwind with garden views.

Upstairs, you'll find a beautifully refurbished family bathroom and three well proportioned bedrooms, two of which are spacious doubles. Each room invites natural light and offers a sense of calm, making it easy to forget you're just moments from the heart of town.

To the rear, a private garage is discreetly accessed via Park Walk, offering convenience without compromise.

Whether you're drawn by the tranquil setting, the stunning outlook, or the home's thoughtful layout, this property is a true hidden gem in one of Ross-on-Wye's most cherished locations.

Porch

A compact yet practical space, accessed via a sliding glazed UPVC door. Ideal for hanging coats and storing shoes.

Leading to

Entrance Hall

Enter via glazed door. A welcoming entrance filled with natural light, featuring new carpet throughout. Radiator. Pendant light fitting. Stairs the first floor, with a useful under-stairs storage cupboard. Doors lead to.

Storage Cupboard

Under-stairs storage.





Lounge-Diner 7.69m (24ft 10in) Maximum to recess x 3.46m (11ft 2in) Maximum to recess

Having an open fire. TV point. Radiator. Double glazed window to front. Double glazed doors to the rear conservatory. Wall lighting.

Kitchen 3.41m (11ft) Maximum to recess x 2.61m (8ft 5in) Maximum to recess

Radiator. Ceiling spotlights. Double glazed door to conservatory. Double glazed window to rear. Base eye level units, work surface over. Stainless steel sink and half. Mixer tap. Space for under counter white goods.

Conservatory 4.93m (15ft 11in) x 2.14m (6ft 11in)

Radiator. laminate flooring. Double glazed Patio door leading to Garden. Two wall lights

Landing

Radiator. Pendant light fitting. Doors leading to

Master Bedroom 3.59m (11ft 7in) x 3.44m (11ft 1in)

Glazed window to rear elevation. Pendant light fitting. Radiator. carpeted.

Bedroom Two 4.06m (13ft 1in) Maximum to recess x 3.56m (11ft 6in) Maximum to recess

Glazed window to front elevation. Pendant light fitting. Radiator.

Bedroom Three 3.20m (10ft 4in) Maximum to recess x 2.68m (8ft 8in) Maximum to recess

Glazed window to front elevation. Pendant light fitting. Radiator. Storage

Family Bathroom

Obscured Window to rear elevation. Fitted low level WC, wash hand basin with mixer tap, storage under. panelled bath with electric shower over. Towel rail. Storage.

Outside

Front: Recently paved driveway providing ample off-road parking for two vehicles, complemented by a partially laid-to-lawn area. Gated side access to the rear garden is available on the left-hand side.

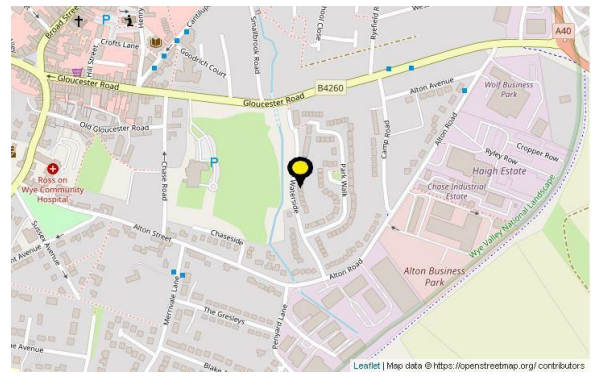
Rear Garden: Predominantly laid to lawn with a patio area ideal for outdoor seating and entertaining. There is also access to the rear of the garage. The garden enjoys a north-easterly aspect.

Garage 4.90m (15ft 10in) x 2.42m (7ft 10in)

Accessed to the rear of the property from Park Walk Road. Full power. Lighting.

Directions:

By foot from the Agents Office in Ross-On-Wye continue along Gloucester Road passing the former Chase Hotel. Turn right into Rope Walk and follow this road for a short distance after which number 14 can be found on the 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.

Council Tax

COUNCIL TAX BAND "C"

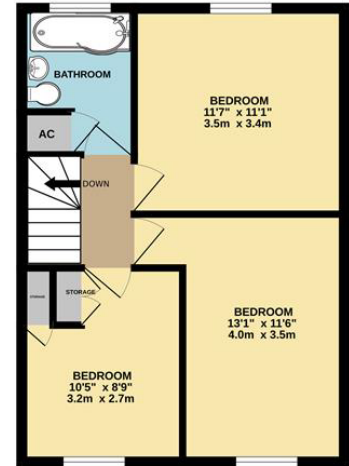
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 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 mis-statement. 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 Measure (2020)



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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.

