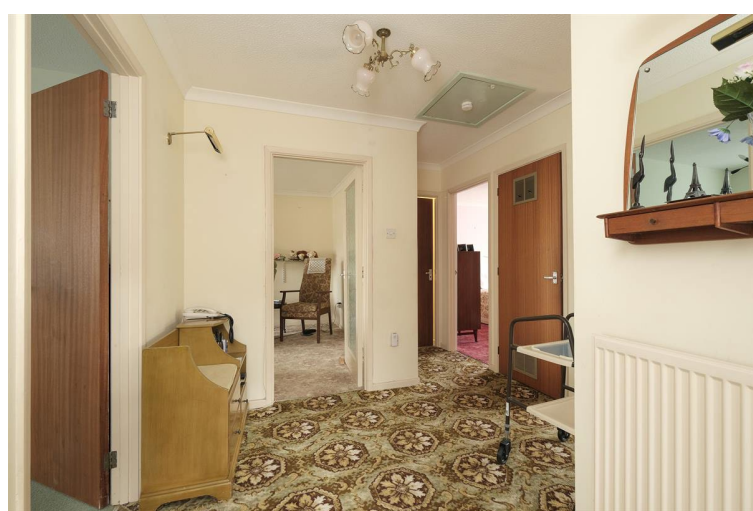


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A DETACHED WELL PROPORTIONED BUNGALOW, SITUATED IN A QUIET POSITION, WITHIN EASY ACCESS OF ROSS TOWN AND ITS FACILITIES. LARGE, LEVEL, ENCLOSED REAR GARDEN. SINGLE GARAGE AND DRIVEWAY. EPC TBC

19 Watling Street - £325,000 Guide Price

Ross-on-wye, Herefordshire, HR9 5UF



19 Watling Street

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

19 Watling Street occupies a quiet position on a peaceful and tranquil cul-de-sac just over one mile south-west of Ross-on-Wye town centre. Built some 45 years ago by reputable local builders Collier and Brain, and in need of some updating, the bungalow occupies a generous, level plot, provides well proportioned accommodation and enables easy access to both the facilities of Ross town centre, as well as the nearby Town and Country trail.

An exceptionally generous reception hall gives access to the lounge with window overlooking the front garden. There are three bedrooms, the main bedroom having built in wardrobes to one wall, a shower room and separate w.c. To the rear of the bungalow is the light and spacious kitchen with a rear door leading directly to the rear garden. Outside is an enclosed level lawn area, bounded by flower and shrub borders, together with a large paved sun terrace providing an ideal spot to enjoy the peace and tranquillity of the garden.

With the benefit of a generous single garage, driveway offering parking for several vehicles, this bungalow offers prospective purchasers the opportunity to renovate and make a bespoke home, which is positioned in a very accessible location with regular bus service to Ross town centre.

The accommodation with approximate dimensions is as follows:

Enclosed Entrance Porch

Double glazed door lead into Entrance Porch with further door giving access to

Generous Entrance Hall

Well proportioned entrance hall with doors to

Living Room 5.42m (17ft 6in) x 3.30m (10ft 8in)

Double glazed window to front elevation. Wooden fireplace surround with inset fire. Radiator. Carpet

Kitchen/Breakfast Room 4.06m (13ft 1in) x 2.76m (8ft 11in)

Range of floor and wall mounted units. Window to rear elevation. Door to rear garden.

Bedroom One 4.26m (13ft 9in) x 3.49m (11ft 3in)

Double glazed window to rear elevation. Fitted wardrobes to one wall. Radiator. Carpet





Bedroom Two 3.64m (11ft 9in) x 2.76m (8ft 11in)

Double glazed window to front elevation. Radiator. Carpet.

Bedroom Three 3.64m (11ft 9in) x 2.27m (7ft 4in)

Double glazed window to front elevation. Radiator. Carpet.

Family Shower room

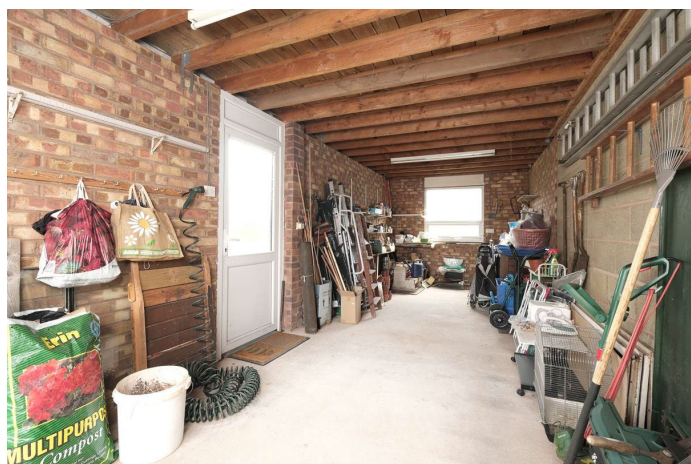
Two walk in shower units. Wash hand basin. Window to side elevation. Radiator. Carpet

W.C.

Separate w.c.

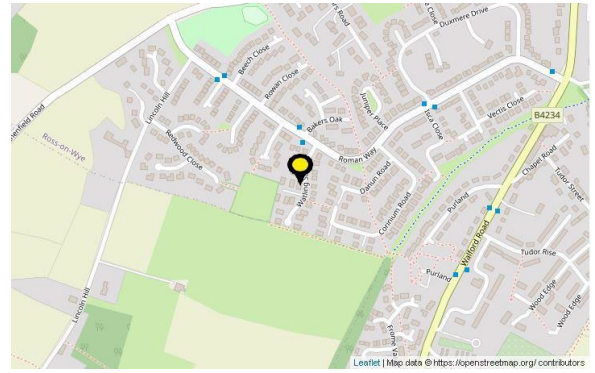
Outside

To the rear of the property is an enclosed level lawn with attractive sun terrace, and gate giving access to front garden and driveway. Single garage with side pedestrian door. To the front is a lawned area edged with flower beds



Directions

From the stone-built market house in the centre of Ross, proceed southwards from the town along the Walford Road. After $\frac{3}{4}$ mile, turn right into Roman Way, thereafter taking the fourth turning left into Watling Street and number 19 will be found shortly on the left hand side.



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 "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 ().



Total area: approx. 84.1 sq. metres (905.5 sq. feet)



Ross Office
01989 768 320

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

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.

