

for sale

offers in the region of **£125,000**



## Thorpe House Church Street Ross-On-Wye HR9 5HN

A delightful apartment set close to the heart of the popular market town of Ross-on-Wye. Converted around 16 years ago, it features a spacious open-plan living and dining area with a modern kitchen, a double bedroom, a smaller single bedroom, and a separate shower room.

# Thorpe House Church Street Ross-On-Wye HR9 5HN

## Approach

Accessed from Church Street, there is a communal front door leading into the communal entrance hall. On Street parking is available on surrounding streets and secure parking available a monthly fee.

## Communal Entrance Hall

A communal hall offering access to private post box and stairs leading from the front door to the apartment.

## Living/Kitchen/Dining Room

13' 8" x 13' 7" ( 4.17m x 4.14m )

A characterful open plan living area, featuring a modern fitted kitchen along one wall with a range of wall and base unites and stainless steel sink. Compromising a washing machine, fridge-freezer, electric oven, hob, and extractor. The room benefits from two double glazed sash windows to side aspect, exposed ceiling beams and ceiling light points.

## Bedroom One

10' 6" x 11' 4" ( 3.20m x 3.45m )

A spacious double bedroom with double-glazed sash windows to front and side aspect, exposed ceiling beams, built in storage cupboard central heating radiator and ceiling light points.

## Bedroom Two

5' 10" x 6' 9" ( 1.78m x 2.06m )

A compact single bedroom with a high-level internal window to living area and ceiling light points. Ideal for a study/office.

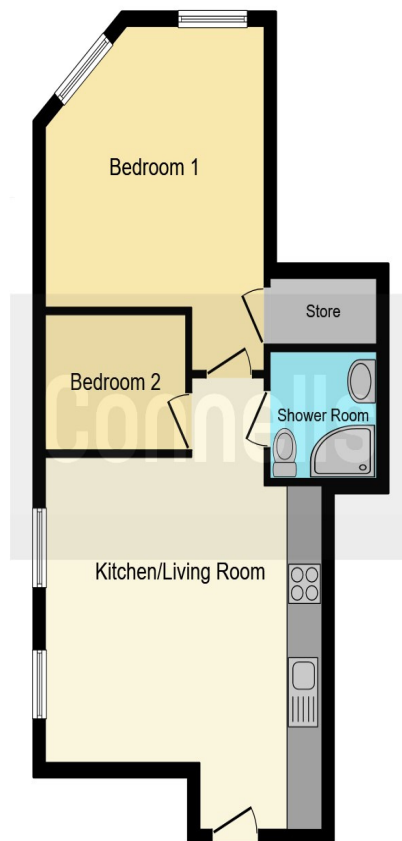
## Shower Room

Compromising a shower cubicle, with electric shower, hand wash basin, WC, heated towel radiator, extractor fan and ceiling light point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER316045 - 0008

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/HER316045](http://connells.co.uk/Property/HER316045)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)