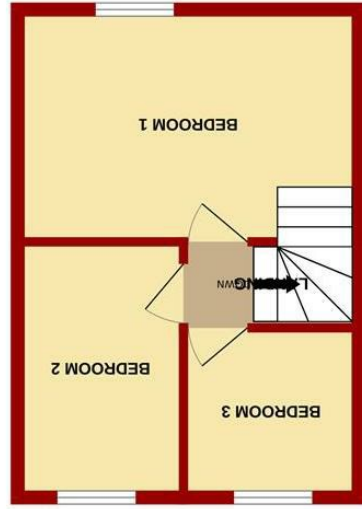
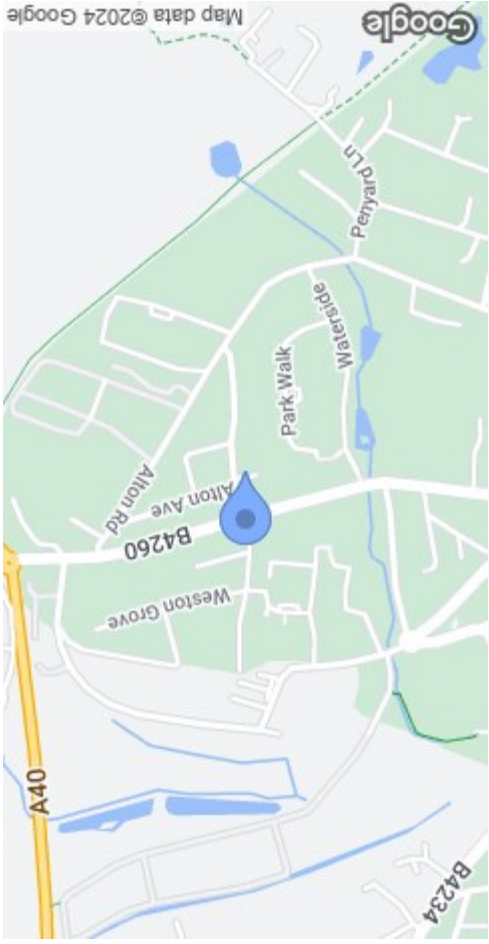




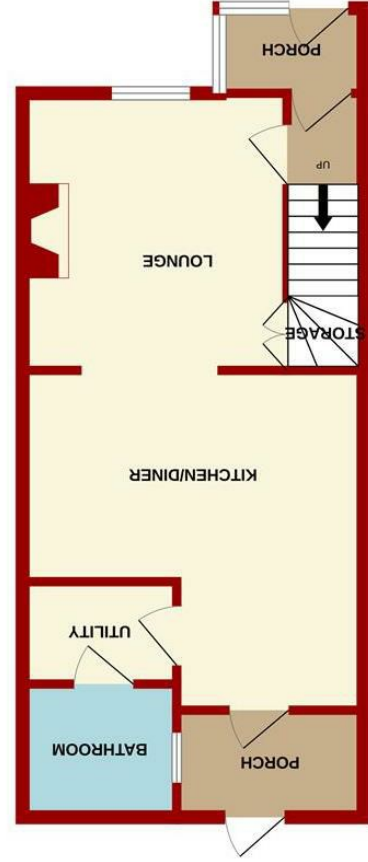
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	
Very good (new energy class)	A (92-100)
Good (new energy class)	B (81-91)
Fair	C (69-80)
Below average	D (55-68)
Poor	E (39-54)
Very poor	F (13-38)
Very poor (new energy class)	G (1-12)

Environmental Impact (CO ₂) Rating	
Very low	A (1-10)
Low	B (11-20)
Medium	C (21-30)
High	D (31-40)
Very high	E (41-50)
Very high (new energy class)	F (51-60)
Very high (new energy class)	G (61-70)



1ST FLOOR



GROUND FLOOR



9 Milton Terrace Camp Road
 Ross-On-Wye HR9 5NL



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £235,000

A THREE BEDROOM MID-TERRACE VICTORIAN PROPERTY located within a SHORT DISTANCE of the MARKET TOWN OF ROSS-ON-WYE, ORIGINAL CHARACTER FEATURES, MODERN FITTED KITCHEN and BATHROOM, 70' GARDEN, OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

The busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.



Enter the property via composite double glazed front door into:

ENTRANCE PORCH

6'0 x 3'6 (1.83m x 1.07m)

Single radiator, tiled floor, front aspect window. Through further UPVC double glazed door into:

ENTRANCE HALL

5'6 x 3'4 (1.68m x 1.02m)

Original Victorian tiled floor, single radiator, consumer unit, turning staircase leading off. Thumb latch door into:

LOUNGE

11'9 x 11'8 (3.58m x 3.56m)

Feature brick fireplace with stone hearth and cast iron log burner, under stairs storage, TV point, telephone point, Open Reach point, double radiator, inset spotlighting, exposed beam, large front aspect window. Opening through to:

KITCHEN / DINER

14'4 x 14'4 max (4.37m x 4.37m max)

Modern kitchen comprising of a range and wall mounted units with integrated appliances to include double oven, four ring hob with extractor fan over, Zanussi dishwasher, single drainer sink unit with mixer tap, engineered oak flooring, tiled splashbacks, inset spotlighting, modern panelled radiator, thermostat control, door to:

UTILITY

6'0 x 4'4 (1.83m x 1.32m)

Vaillant gas-fired boiler supplying the hot water and central heating, worktop, wall mounted units, plumbing for washing machine, space for further appliances, tiled floor, spotlighting. Door to:

BATHROOM

6'4 x 5'7 (1.93m x 1.70m)

Re-fitted suite to comprise of a panelled bath with mixer tap, inset Mira shower over, WC with built-in cupboards, vanity wash hand basin with mixer tap and cupboard below, tiled floor, tiled splashbacks, chrome heated towel rail, inset spotlighting, extractor fan, frosted window.

FROM THE KITCHEN / DINER, A UPVC REAR DOOR LEADS TO:

REAR PORCH

7'0 x 4'6 (2.13m x 1.37m)

Water tap, power points, single radiator, wall light fitting, Velux roof light, UPVC double glazed back door to the gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

BEDROOM 1

14'6 x 9'9 (4.42m x 2.97m)

TV and telephone point, inset spotlighting, front aspect window offering a pleasant outlook.

BEDROOM 2

10'2 x 7'1 (3.10m x 2.16m)

Exposed floorboards, single radiator, access to roof space, inset spotlighting, rear aspect window.

BEDROOM 3

7'4 x 7'0 (2.24m x 2.13m)

Single radiator, rear aspect window.

OUTSIDE

To the front of the property, a concrete and gravelled drive, suitable for the parking of two / three vehicles with pathway leading to the front door, bin storage area and planted borders. The property has side access to the rear gardens which are accessed via gate and have two sheds with power and lighting, patio hardstanding area, concrete pathway leading to the top of the garden with further patio seating area, lawned areas, planted beds, vegetable planters, all enclosed by wood panel fencing and brick walling and measures approximately 70' in length.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Ross Labels roundabout on the outskirts of the market town of Ross-on-Wye, take the A40 bypass into the market town itself and upon reaching the next roundabout, take the third turning into Gloucester Road, passing the Wolf Business Park. After passing the Wolf Business Park on your left, take the second left hand turn into Camp Road, where the property will be found on your right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.