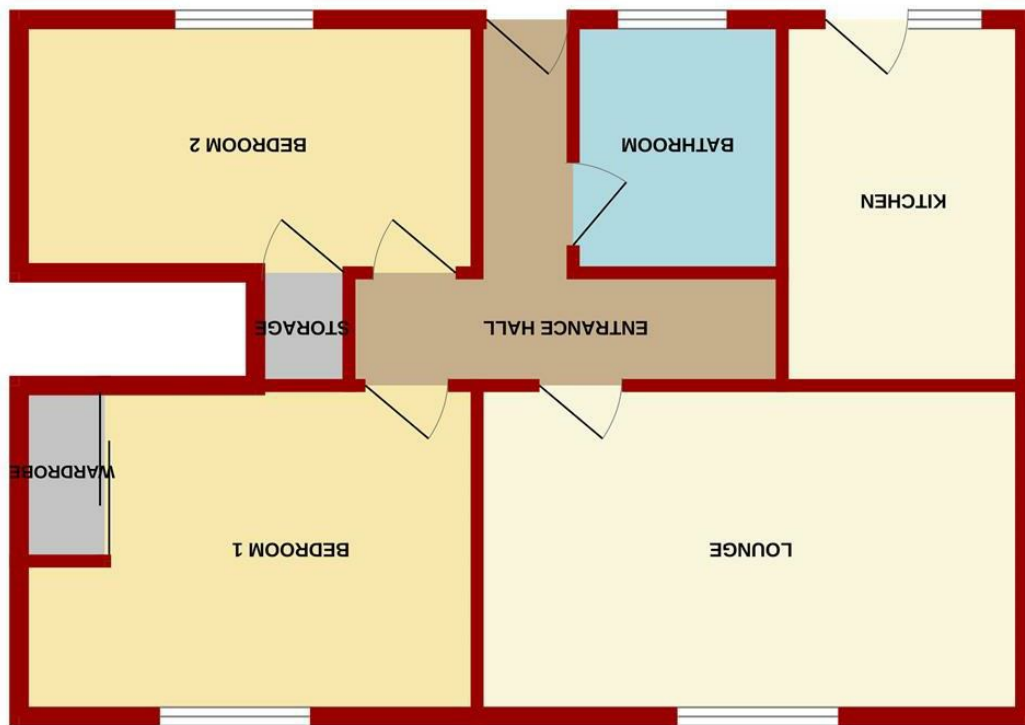
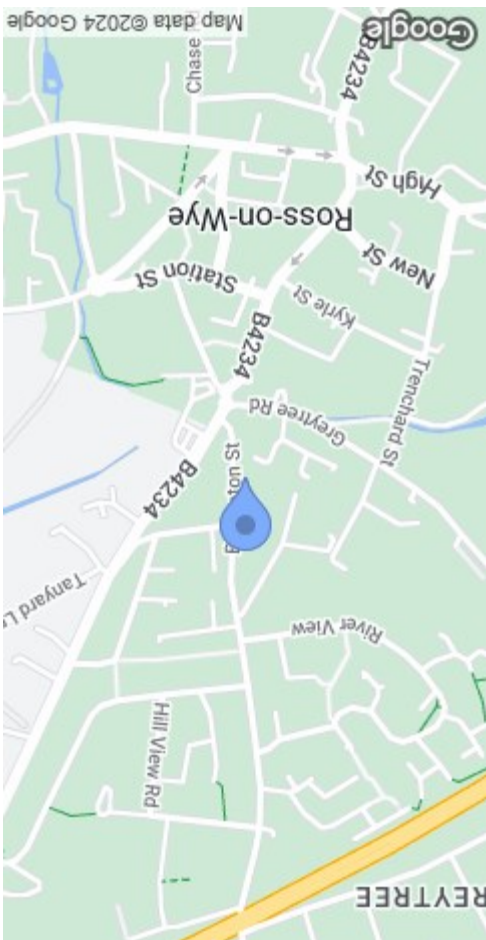




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (93-100)	A (1-10)
B (81-92)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (29-38)	F (51-60)
G (1-28)	G (61-70)



GROUND FLOOR



Garden Flat, 18 Kennedy Place  
 Ross-On-Wye HR9 7EQ

## Guide Price £139,950

A TWO BEDROOM GARDEN FLAT IDEAL FOR FIRST TIME BUYERS AND INVESTORS, with GARDEN AND PARKING, RECENTLY REFITTED KITCHEN, WELL PRESENTED THROUGHOUT, 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.



The property is accessed via a part double glazed wooden door into:

### ENTRANCE HALL

Radiator, power points, part glazed wooden door into:

### KITCHEN

11'03 x 7'09 (3.43m x 2.36m)

The kitchen has recently been re-fitted and has a range of base, wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, integrated Lamona oven with four ring Lamona electric hob above, stainless steel splashback and cooker hood above, space and plumbing for washing machine, space for fridge / freezer, pantry cupboard which houses electric consumer unit, wall mounted Worcester combi boiler, part tiled walls, radiator, front aspect double glazed UPVC frosted window, door leading out to the courtyard garden.

### LOUNGE

16'05 x 12'02 (5.00m x 3.71m)

Radiator, power points, feature fireplace, telephone point, built-in storage in the alcove, rear aspect double glazed UPVC window.

### BEDROOM 1

12'05 x 10'03 (3.78m x 3.12m)

Radiator, power points, double doors to built-in wardrobe with hanging rail and shelving, rear aspect double glazed UPVC window.

### BEDROOM 2

12'05 x 9'03 (3.78m x 2.82m)

Radiator, power points, door to storage cupboard, front aspect double glazed UPVC window.

### BATHROOM

White suite comprising of panelled bath with shower above, enclosed by tiling, pedestal wash hand basin with tiled splashback, WC, radiator, extractor fan, front aspect double glazed UPVC frosted window.

### OUTSIDE

From Brampton Street, there is communal off road parking on a first come first served basis. Steps and a path leads round to the rear of Kennedy Place to the front door of the property. The garden is split into two parts. One part is a landscaped low maintenance astro turf lawned area with outside water feature (solar powered), enclosed by a wall. There is a shed, timber construction, built on a brick base which has power points and side aspect double glazed window. The garden has outside lights. To the other side of the shed, there is a patio courtyard area.

### SERVICES

Mains water, electric, drainage and gas.

Fibre broadband supplied via BT.

### AGENT'S NOTE

Ground rent payable of £300 per annum which includes building insurance. £10 per annum service charge / maintenance cost. TO BE CONFIRMED.

### WATER RATES

Welsh Water - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: A  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

### TENURE

Leasehold. 125 years from 1990. 90 years remaining as at 2024.

### 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 centre of Ross on Wye proceed along Gloucester Road turning right at the Market Place. Continue through the town and to the small roundabouts taking the first turning left into Brampton Road, after approximately 50 yards on the right hand side you will see Kennedy Place and number 18 can be found to the left hand side of the building

### 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.