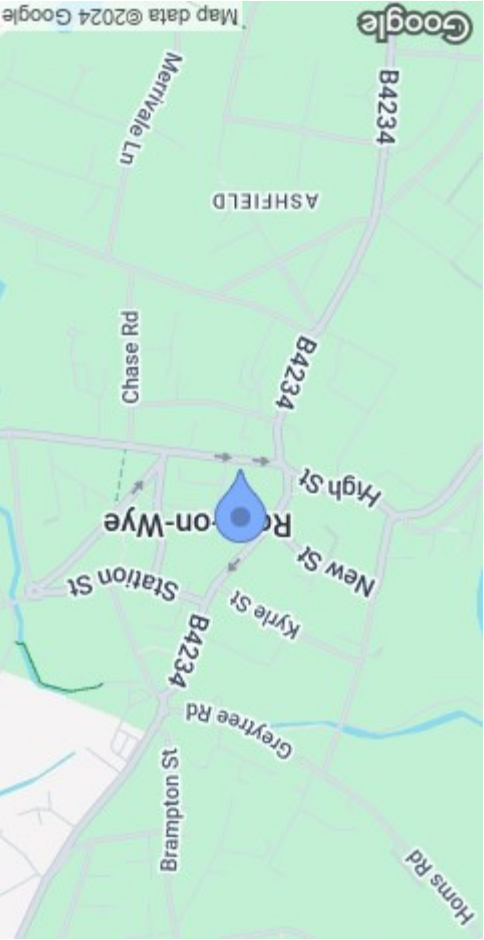


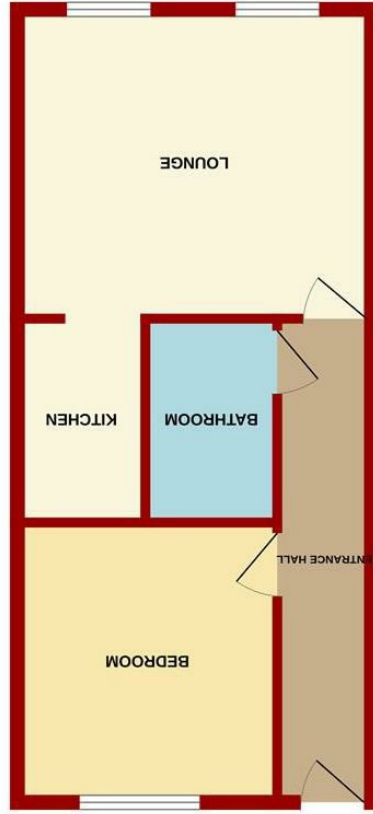


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 71 100-109 81-100 62-80 43-61 23-42 3-42	 100-109 81-100 62-80 43-61 23-42 3-42



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is based on a visual inspection and should be used as a guide only. Prospective purchasers are advised to check the accuracy of the floorplan and to measure the rooms themselves. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation. The floor plan is based on a visual inspection and should be used as a guide only.



GROUND FLOOR



Flat 2, 8 Gloucester Road
 Ross-On-Wye HR9 5BU

Guide Price £89,950

Ideal First-Time Buy Or Investment Opportunity: This Well-Presented One-Bedroom First-Floor Flat Is Ideally Located In The Heart Of Town, With Shops And Amenities Right On The Doorstep. Offered With No Onward Chain, The Property Comprises An Entrance Hall, A Spacious Lounge, A Fully Equipped Kitchen, A Comfortable Double Bedroom, And A Modern Bathroom.

Ross-On-Wye Is A Small Market Town Located In Herefordshire. It Is Situated On A Picturesque Bend Of The River Wye And Is Often Referred To As The "Gateway To The Wye Valley."

Ross-On-Wye Is Renowned For Its Stunning Natural Surroundings And Panoramic Views. It Is A Popular Destination For Nature Lovers, Hikers, And Outdoor Enthusiasts Who Come To Explore The Wye Valley Area Of Outstanding Natural Beauty.

The Town Itself Features A Charming Mix Of Historical Buildings And Georgian Architecture. The 17th-Century Market House Is A Notable Landmark In Ross-On-Wye And Serves As A Focal Point For Local Markets And Events. The Town Centre Offers A Range Of Independent Shops, Cafes, Restaurants, And Traditional Pubs.

Ross-On-Wye Has A Rich History Dating Back To Medieval Times, And Visitors Can Explore The Town's Heritage Through Its Historic Buildings And Landmarks. The 13th-Century St. Mary's Church And The Ruins Of Wilton Castle Are Among The Notable Historical Sites In The Area.



ENTRANCE HALL

20'02 x 3'02 (6.15m x 0.97m)

Accessed via a partly glazed door to the rear of the property, electric night storage heater. Doors lead into the lounge, bedroom and bathroom.

LOUNGE

13'11 x 12'02 (4.24m x 3.71m)

Two electric night storage heaters, tv point, phone point, two sash windows to front aspect overlooking the high street. Leads into;

KITCHEN

7'11 x 5'03 (2.41m x 1.60m)

Comprising a range of eye and base level units with laminate worktops and an inset stainless steel sink and drainer, tiled splash-backs, fitted appliances include electric oven with an induction hob and a fridge/freezer. Space and plumbing for a washing machine, extractor.

BEDROOM ONE

10'03 x 10'10 (3.12m x 3.30m)

Electric night storage heater, window to rear aspect.

BATHROOM

8'00 x 4'06 (2.44m x 1.37m)

White three piece suite to include a bath with shower attachment and tiled surround, low level w.c, pedestal hand basin with tiled splashbacks, shaver point, extractor.

OUTSIDE

The property is accessed through a shared passageway off the High Street, with an external staircase at the rear of the building leading to a communal area. From this point, the flat enjoys its own private entrance.

SERVICES

Mains water, drainage, electricity. Standard broadband.

WATER RATES

Welsh Water Authority. Rate TBC.

LOCAL AUTHORITY

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

TENURE

Leasehold. 125 years from 01/01/2003. Ground rent of £100 per annum. An insurance contribution is payable of £221.47 per annum.

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 Mitcheldean, continue out of the village on the

B4224 in the direction of the village of Lea. At the junction, turn left onto the A40 signposted Ross-on-Wye and continue for approximately four miles. At the Hildersley roundabout, take the first exit onto the Gloucester Road and follow this road into the town centre. The property can be found on the right-hand side just before the Kings Arms public house.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)