



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Flat 1, 11 Corpus Christi Lane Ross-On-Wye HR9 7AE



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**£75,000**

**EPC rating C**

We Are Delighted To Offer For Sale This Conveniently Located Little One Bedroom Ground Floor Studio Flat. The Property Is Situated Just Off Of Ross Town Centre And Offers A Lounge/Kitchen, Bedroom And Shower Room.

### ROSS ON WYE

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.

Part glazed wooden door leads into;

### LOUNGE/KITCHEN 14'03 x 12'07 (4.34m x 3.84m)

Lounge Area- Radiator, tv point, phone point, cupboard housing the gas fired combi -boiler, window to front aspect. Door leads into bedroom.

Kitchen Area- comprising fitted base units with laminate worktops and inset stainless steel sink and drainer. Built in electric oven with induction hob over, space and plumbing for a washing machine and fridge/freezer.

### BEDROOM 11'01 x 8'00 (3.38m x 2.44m)

Radiator, door leads into;

### SHOWER ROOM

White suite to include shower cubicle, low level w.c and a small wall mounted handbasin with tiled splash-backs, extractor.

### DIRECTIONS

What3Words- going.tacky.aunts. 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. Upon reaching Barclays bank, turn right into Hill Street followed by a right into Corpus Christi Lane where the property can be found at the end directly in front of you.

### SERVICES

Mains water, drainage, electricity and gas.

### WATER RATES

Welsh Water Authority. Rate TBC.

### LOCAL AUTHORITY

Council Tax Band: A

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

### TENURE

Leasehold. 120 years from 01/01/2008. Ground rent of £250 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.

### 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)

### AGENTS NOTE

Please note that the bedroom does not have a window and is not compliant with current Building Regulations. The current owner had installed a stud wall which can easily be removed.

GROUND FLOOR



W30 Any agent has been made aware of the accuracy of the figures contained here. Measurements are taken from the floor to the ceiling and are approximate. All measurements are given in feet and inches. 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.

### 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.

