



9a Middleton Avenue  
Ross-On-Wye HR9 5BD



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 9a Middleton Avenue

£269,950

## Ross-On-Wye HR9 5BD

**We Are Delighted To Offer For Sale This Charming Beautifully Presented 1920's Three Bedroom Mid-Terrace Home Ideal For Family Living Offering Bright And Spacious Accommodation Throughout As Well As Off-Road Parking, Enclosed Landscaped Garden And Conservatory. The Town Centre And A Primary School/Nursery Are A Short Walk From The Property. The Accommodation Briefly Comprises Entrance Hall, Living Room, Kitchen, Conservatory And Shower Room On The Ground Floor With Three Bedrooms On The First Floor. Services Include Mains Gas Central Heating And Double Glazing Throughout.**

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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.





Front entrance upvc door leads into

### **ENTRANCE HALL**

Radiator, laminate wood flooring, stairs to first floor landing with storage space beneath, front aspect window, doors lead off to the living room, kitchen and shower room.

### **LIVING ROOM**

**14'11" x 11'11" (4.55m x 3.35m/3.35m)**

Attractive feature fireplace with inset gas fire on a decorative hearth, radiators, laminate wood flooring, front aspect window, rear aspect double doors lead to;

### **CONSERVATORY**

**11'9" x 9'2" (3.58m x 2.79m)**

Radiator, power points, laminate wood flooring, side aspect French doors lead out to a raised decking

### **KITCHEN**

**11'9" x 8'0" (3.58m x 2.44m)**

Fully fitted wall and base level units with laminate worktops and inset ceramic one and a half bowl sink unit with drainer. Space for a gas cooker, undercounter fridge or freezer, space and plumbing for a washing machine, space for a fridge/freezer. Wall mounted gas-fired Worcester combi boiler, two rear aspect windows.

### **SHOWER ROOM**

**6'2" x 5'1" (1.88m x 1.55m)**

Modern suite comprising mains fed shower cubicle, low level w.c, vanity washbasin unit, heated towel rail, obscured front aspect window

### **LANDING**

Built in storage cupboard, side aspect window, loft hatch to loft space, doors lead off to the three bedrooms.

### **BEDROOM ONE**

**13'5" x 11'11" (4.09m x 3.63m)**

Feature original fireplace with inset cast iron grate and raised hearth, built in wardrobe, radiator, exposed wooden floorboards, front and rear aspect windows.







## **BEDROOM TWO**

**10'10" x 8'4" (3.30m x 2.54m)**

Radiator, exposed wooden floorboards, rear aspect window.

## **BEDROOM THREE**

**9'11" x 6'8" (3.02m x 2.03m)**

Currently utilised as an office, heated towel rail, exposed wooden floorboards, wash handbasin, front aspect window.

## **OUTSIDE**

Gated front entrance leads to the low maintenance front garden. The landscaped rear garden includes raised decked seating areas, lawn, attractive flower and shrub perennial borders, water feature, workshop with sliding door, power & lighting, garden shed. Rear gate leads to the driveway suitable for parking one vehicle, accessed from Redhill Road.

## **SERVICES**

Mains electricity, gas, water and drainage.  
Ultrafast Broadband is available.

## **WATER**

Welsh Water Authority - Rate TBC

## **LOCAL AUTHORITY**

Council Tax Band: B  
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 town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Upon reaching The Price of Wales public house, turn right onto Archenfield Road. Continue along, taking the first right hand turning into Redhill Road. The property can be found at the end of the road on the left hand side on the turning into Middleton Avenue.





## PROPERTY SURVEYS

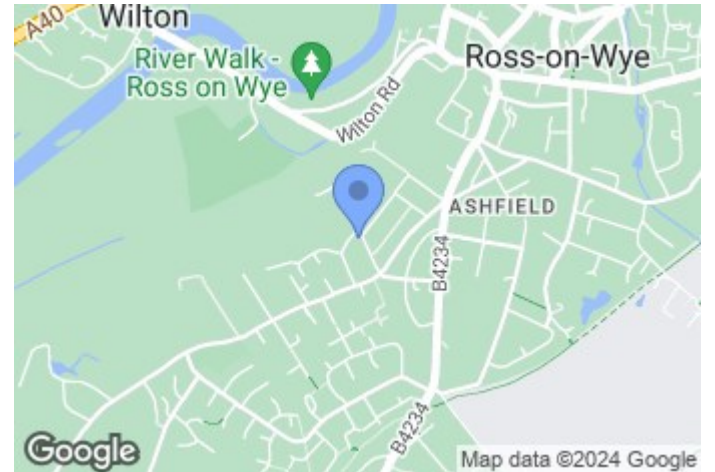
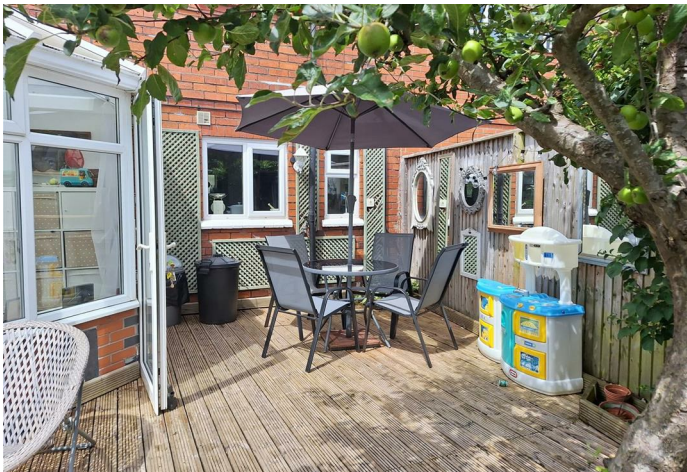
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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)









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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