



5 Tudorville Place Walford Road
Ross-On-Wye HR9 5PT



STEVE GOOCH
ESTATE AGENTS | EST 1985

5 Tudorville Place Walford Road

Guide Price £269,950

Ross-On-Wye HR9 5PT

We Are Delighted To Offer For Sale This Charming And Deceptively Spacious Three-Bedroom, Three-Reception End-Terrace House, Which Has Been Thoughtfully Extended And Renovated By The Current Owners To Provide A Comfortable Family Home. The Property Benefits From Off-Road Parking For Three Vehicles, An Enclosed Rear Garden, And Easy Access To Ross-On-Wye Town Centre.

The Accommodation Briefly Comprises Entrance Hall, Lounge, Dining Room, Snug, Kitchen And Utility/Shower Room On The Ground Floor, Three Bedrooms With En-Suite To Bedroom Two On The First Floor And A Useful Loft Room On The Second Floor. There Is Also A Cellar.

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 aspect composite door leads into;

ENTRANCE HALL

Radiator, stairs leading to first floor landing, doors lead off to the lounge, dining room and cellar.

CELLAR

13'09 x 11'11 (4.19m x 3.63m)

Lighting.

LOUNGE

13'02 x 12'01 (4.01m x 3.68m)

Feature fireplace with built in cupboards and shelving in alcoves either side, radiator, tv point, front aspect bay window.

DINING ROOM

12'00 x 10'07 (3.66m x 3.23m)

Built in storage cupboards and shelving, under-stairs storage cupboard, radiator, laminate wood flooring, openings lead off to the snug and kitchen.

SNUG

16'05 x 6'07 (5.00m x 2.01m)

Radiator, laminate wood flooring, led lighting, rear aspect French doors to garden, high level side aspect window.

KITCHEN

10'08 x 9'07 (3.25m x 2.92m)

Fully fitted wall and base level units with laminate worktops and inset one and a half bowl sink unit. Integral appliances include electric oven, five rang gas hob with glass splashback and cooker hood above and dishwasher. Space for an American style fridge/freezer, wall mounted gas-fired combi boiler, led spotlights, side aspect window. Opens through to;

REAR HALL

Radiator, side aspect window, doors to utility/shower room and garden.





UTILITY/SHOWER ROOM

7'06 x 6'11 (2.29m x 2.11m)

Fitted worktop with space and plumbing below for a washing machine and tumble dryer. Mains fed shower cubicle with tiled surround, low level w.c, vanity washbasin, heated towel rail, tiled floor, obscured rear aspect window.

LANDING

Stairs lead up to the loft room, doors lead off to bedrooms one, two, three.

BEDROOM ONE

12'00 x 10'09 (3.66m x 3.28m)

Built in storage cupboard, radiator, rear aspect window, step down into dressing room (formerly a bathroom) with obscured rear aspect window.

BEDROOM TWO

13'06 x 6'05 (4.11m x 1.96m)

Radiator, front aspect window, door into;

ENSUITE SHOWER ROOM

6'09 x 6'09 (2.06m x 2.06m)

Modern white three piece suite comprising P-shaped bath with mains fed shower over, low level w.c, vanity washbasin, heated towel rail. Obscured rear aspect window.

BEDROOM THREE

12'04 x 11'10 (3.76m x 3.61m)

Recessed hanging space, built in double wardrobes, radiator, front aspect window.

LOFT ROOM

23'02 x 9'10 (7.06m x 3.00m)

Power and led lighting, access to eaves storage, rear aspect skylight. Limited head height in places.

OUTSIDE

The rear garden features a paved patio, perfect for relaxing and entertaining, along with a lawn bordered by raised flower beds and a shed. Steps and a gate lead up to the gravelled parking area, which also includes an additional shed.



SERVICES

Mains Water, Drainage, Electricity, Gas.

Full Fibre & Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY

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

WATER RATES

Welsh Water- Rate TBC

TENURE

Freehold

DIRECTIONS

From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Continue along here, passing Roman Way on the right and the play park on the left. The property can be found after a short on the left hand side.

VIEWING

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

PROPERTY SURVEY

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)



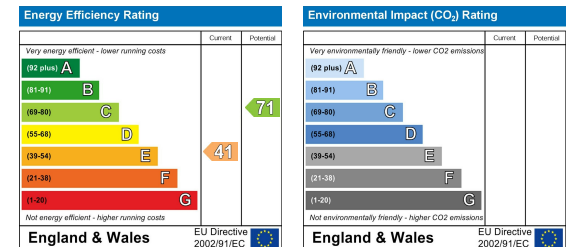




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys