



10 Oaklands
Ross-On-Wye HR9 7HE



STEVE GOOCH
ESTATE AGENTS | EST 1985

£175,000

Steve Gooch Estate Agents are delighted to offer for sale this ONE BEDROOM MID TERRACED TOWNHOUSE benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDENS and OFF ROAD PARKING FOR TWO VEHICLES.

The property comprises of ENTRANCE HALL, KITCHEN and LOUNGE/DINER to the ground floor and BEDROOM, BATHROOM and WORK STATION to the first floor.

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.





The property is accessed via a woodgrain effect double glazed panel door. This leads into the:

HALLWAY

Laminate flooring, ceiling light, pair of high gloss double doors giving access into a cupboard housing the gas fired central heating and domestic hot water boiler, electrical consumer unit, shelving and storage space. Opening into:

KITCHEN

11'08 x 5'04 (3.56m x 1.63m)

Single bowl single drainer white ceramic sink unit with mixer tap over, rolled edge worktop, range of base and wall mounted unit, tiled surround, coloured glass splashback, power points, usb charging points, four ring electric hob, electric oven, filter hood, ceiling spots, plumbing for automatic washing machine, space for slimline dishwasher, space for tall freestanding fridge/freezer, laminate flooring, radiator, front aspect upvc double glazed window overlooking the front garden, glazed panel door giving access into:

LOUNGE/DINING ROOM

17'03 x 11'09 (5.26m x 3.58m)

Coving, smoke alarm, wall light, ceiling light, central heating thermostat control, wood laminate flooring, radiator, power points, three vertical radiators, rear aspect upvc double glazed window, rear aspect upvc double glazed door opening onto the garden. Stairs leading to the:

FIRST FLOOR LANDING

Access to roof space, inset ceiling spots, doors into:

BEDROOM

11'01 x 8'07 (3.38m x 2.62m)

Built-in double wardrobe with hanging and shelving options, ceiling light, further built-in wardrobe, above stairs storage cupboard, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden and parking area.

BATHROOM

8'08 x 5'11 (2.64m x 1.80m)

White suite with close coupled w.c, pedestal wash hand basin with taps over, enclosed shower cubicle, tile surround, electric shower fitted, chrome heated towel radiator, electric heater, inset ceiling spots, front aspect upvc obscure double glazed window with extractor fan.

WORK STATION

5'05 x 5'04 (1.65m x 1.63m)

Ceiling spotlights, opening into eaves storage space, side aspect upvc double glazed window.

OUTSIDE

The front garden is mainly laid to lawn, bordered by small flower beds, shrubs, and bushes, and is accessed via a picket gate. A paved pathway leads to the front door, accompanied by outside lighting.

The rear garden is designed for low-maintenance living, featuring a patio area—ideal for entertaining. Additional features include an outdoor shed, tap, power point, and lighting. A gated rear access leads directly to the two allocated parking spaces.

DIRECTIONS

From the A40, upon reaching Ross, take the first left on the roundabout then turn right into the Ashburton Industrial Estate. Upon reaching the mini roundabout, take the third exit, passing Morrisons. Follow the road around until reaching the two mini roundabouts. Turn right, then straight over, taking the turning left onto Brampton Road. Continue up the hill, turning left into Oaklands where the property can be found after a short distance on the left hand side.

SERVICES

Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water Authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band: A
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.

MONEY LAUNDERING REGULATIONS

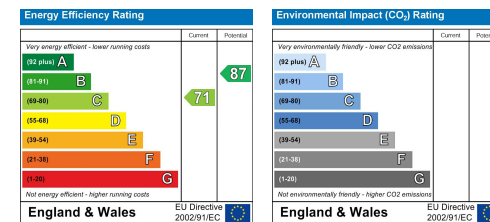
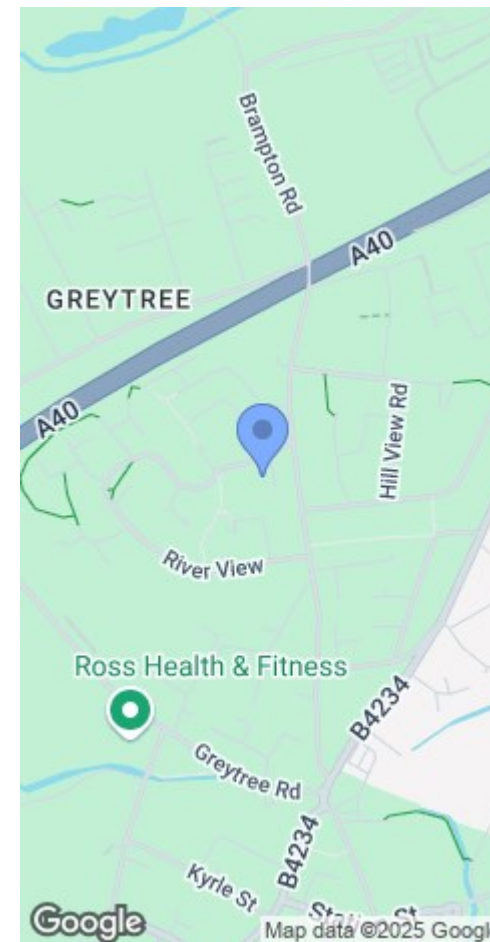
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





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.

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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. 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.



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