



8 Brampton Avenue
Ross-On-Wye HR9 7EW

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Ross-On-Wye HR9 7EW

Guide Price £245,000

AN ATTRACTIVE and WELL-PROPORTIONED THREE-BEDROOM END-OF-TERRACE HOME with 871SQ.FT of accommodation, ideally located in a HIGHLY SOUGHT AFTER AREA just a short distance from ROSS TOWN CENTRE close to a well regarded PRIMARY SCHOOL ideal for FIRST TIME BUYERS and FAMILIES. The property features a SPACIOUS 17FT. LOUNGE with MULTI-FUEL BURNING STOVE, 17.FT KITCHEN/DINER and CONSERVATORY as well as a GENEROUS 60FT. REAR GARDEN. PARKING IS ON STREET and plentiful nearby.

The property is UPVC DOUBLE GLAZED and GAS CENTRALLY HEATED.

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.



A front aspect upvc door leads into;

ENTRANCE HALL

Radiator, laminate wood flooring, stairs to the first floor landing, doors lead off to the lounge and kitchen/diner.

LOUNGE

17'11 x 10'07 (5.46m x 3.23m)

A spacious room with attractive feature fireplace and multi-fuel burning stove inset on a stone hearth, radiators, laminate wood flooring, front and rear aspect windows.

KITCHEN/DINER

17'11 x 13'03 (5.46m x 4.04m)

Fitted wall and base level units with laminate worktops and tiled splashbacks, inset stainless steel sink unit with drainer, range cooker with five ring gas hob and extractor hood above, space for a washing machine, tumble dryer, dishwasher and American style fridge/freezer. Radiator, front and rear aspect windows, door leads to the conservatory.

CONSERVATORY

13'02 x 6'05 (4.01m x 1.96m)

Of upvc construction with power and lighting, door to the garden.

LANDING

Airing cupboard housing the gas-fired combi boiler, loft access, doors lead off to the three bedrooms, bathroom and separate w.c

BEDROOM ONE

12'01 x 10'03 (3.68m x 3.12m)

Built in wardrobe, radiator, front aspect window with lovely view towards Chase Woods.

BEDROOM TWO

10'07 x 9'08 (3.23m x 2.95m)

Built in wardrobe, radiator, front aspect window with lovely views.

BEDROOM THREE

7'10 x 7'03 (2.39m x 2.21m)

Radiator, rear aspect window overlooks the garden.





BATHROOM

7'03 x 5'06 (2.21m x 1.68m)

Wooden panelled bath with mains fed shower over and tiled surround, pedestal washbasin, heated towel rail, obscured rear aspect window.

SEPARATE W.C

Low level w.c, radiator, obscured rear aspect window.

OUTSIDE

The well maintained private front garden is primarily laid to lawn with a gated path that leads to the front entrance. There is side access to the rear garden.

The generous flat rear garden comprises seating areas ideal for relaxing and entertaining guests, as well as having areas laid to lawn with various trees, shrubs and plants interspersed.

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 right onto Brampton Avenue where the property can be found immediately 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

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 - 6.00pm 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)





GROUND FLOOR

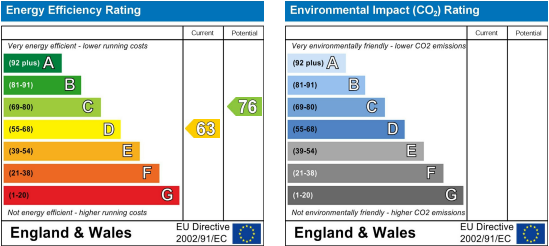


1ST FLOOR



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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