



12 Oaklands

Ross-On-Wye HR9 7HE



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

Residential Sales | Residential Lettings | Auctions | Surveys

£155,000

EPC rating D

Steve Gooch Estate Agents are delighted to offer for sale this ONE BEDROOM TERRACED HOME, an IDEAL INVESTMENT OPPORTUNITY, benefitting from DOUBLE GLAZING, ELECTRIC HEATING, ENCLOSED GARDENS, OFF ROAD PARKING, and is OFFERED WITH NO ONWARD CHAIN.

The accommodation comprises an ENTRANCE HALL, KITCHEN and LOUNGE/DINING ROOM to the ground floor, with BEDROOM and FAMILY BATHROOM 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 upvc obscure glazed panel door leading into the:

ENTRANCE HALL

Tiled floor, power points, ceiling light, access into:

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

Single bowl single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktop, range of base and wall mounted units, four ring electric hob with electric oven beneath, rolled edge worktops, matching upstands, tiled surrounds, space for undercounter fridge, space and plumbing for washing machine, ceiling light, electric consumer unit, front aspect upvc double glazed window overlooking the front garden.

LOUNGE/DINER 17'04 x 11'10 (5.28m x 3.61m)

Feature fireplace with tiled hearth, surrounds and wooden mantle over, electric fire inset, ceiling light, power points, wall mounted electric heater, tv point, rear aspect upvc double glazed window and door opening onto the rear garden.

Stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, power points, door to airing cupboard housing the hot water cylinder with slatted shelving space, wooden panel door giving access into:

BEDROOM 11'00 x 8'08 (3.35m x 2.64m)

Ceiling light, wall mounted electric heater, power point, door to built-in wardrobe/storage cupboard with hanging and shelving options, rear aspect upvc double glazed window overlooking the rear garden.

BATHROOM

White suite with white enamel bath, tiled surrounds, taps over, electric shower over, close coupled w.c, pedestal wash hand basin, ceiling light, upvc obscure double glazed window.

OUTSIDE

The property is accessed via a wrought iron gate with a paved pathway leading to the front door. The small front garden is enclosed by a picket fence and benefits from outside lighting.

The rear garden is accessed via the lounge/diner and features a decked area leading onto a gravelled section, ideal for low-maintenance outdoor living. A small shed provides useful storage, and the garden is enclosed by walling and fencing with gated rear access.

PARKING

Parking for one vehicle at the rear of the property.

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. Electric heaters.

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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



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.

