



165 Bedford Way
Hildersley, Ross-on-Wye HR9 7ZU

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

165 Bedford Way

Hildersley, Ross-on-Wye HR9 7ZU

Offers Over £290,000

BUILT IN 2024 to a HIGH ENERGY EFFICIENT STANDARD by David Wilson Homes is this BEAUTIFULLY PRESENTED TWO-BEDROOM, TWO-BATHROOM EXTENDED SEMI-DETACHED HOME located within the Hildersley Farm development in the sought-after area of Hildersley on the outskirts of Ross-on-Wye.

The current owners have EXTENDED THE PROPERTY to include a stylish SUN ROOM currently used as a dining space and have also carried out a number of UPGRADES, including HIGHER-GRADE LVT FLOORING AND CARPETS, as well as DECORATIVE BACKSPLASH TILING IN THE

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, wall mounted heating controls, laminate wood flooring, stairs lead to the first floor landing, doors lead off to the living room, kitchen and cloakroom.

KITCHEN

9'11 x 7'08 (3.02m x 2.34m)

Modern wall and base level units with laminate worktops and splash-backs, integral stainless steel sink unit with drainer, integral electric oven with gas hob and extractor hood above with stainless steel splash-back, integral dishwasher and fridge/freezer, space and plumbing for a washing machine, laminate wood flooring, front aspect window.

LIVING ROOM

15'00 x 13'10 (4.57m x 4.22m)

A spacious and pleasant room to relax and entertain in, under-stairs storage cupboard, radiator, laminate wood flooring, sliding patio doors lead to the sun room.

CLOAKROOM

Comprising a close coupled w.c, pedestal wash basin with tiled splash-backs, radiator, obscured side aspect window.

SUN ROOM

11'07 x 8'05 (3.53m x 2.57m)

A clever recent addition to the property and currently being used as a dining room, power points, lighting, two skylights, large rear aspect window and side aspect French doors lead out to the garden.

LANDING

Storage cupboard, side aspect window, doors lead off to the principal suite and bedroom two.

PRINCIPAL SUITE

11'05 x 10'06 (3.48m x 3.20m)

Comprising an over-stairs storage cupboard housing the gas-fired combi boiler, built in wardrobes, loft hatch, radiator, front aspect window. Door leads into;





BATHROOM

6'05 x 6'02 (1.96m x 1.88m)

Comprising a bath with tiled splash-backs, close coupled w.c and a pedestal washbasin with tiled splash-backs, heated towel rail, obscured front aspect window.

BEDROOM TWO

13'05 x 8'07 (4.09m x 2.62m)

Built in mirrored wardrobes, radiator, rear aspect window, door leads into;

EN-SUITE SHOWER ROOM

7'09 x 6'02 (2.36m x 1.88m)

Walk-in mains fed shower with tiled surround, close coupled w.c, pedestal washbasin with tiled splash-backs, heated towel rail, obscured rear aspect window.

PARKING

To the side of the property there is a tarmac driveway suitable for parking two vehicles with electric car charger.

OUTSIDE

The front garden is laid to a mixture of lawn and gravel with path and steps leading up to the canopied front entrance. Additionally there is an outside tap and fibre connection point. To the side of the property is the tarmac driveway with electric car charger, a gate leads to the rear garden.

The fully enclosed rear garden enjoys a patio seating area off of the sun room with external power points, lawn and gravelled areas with a further small patio with pergola currently housing a hot tub. At the bottom of the garden is a timber cabin that has a multitude of uses.

AGENTS NOTE

Maintenance charges are payable for the upkeep of the communal green spaces at £129.12 per annum, starting from mid 2027.

DIRECTIONS

What3Words/// comedians.investor.beaks- From Ross town centre follow Gloucester Road towards the A40, at the roundabout take the third exit signposted A40 Gloucester. Follow the A40 for a short distance and take the right turn after Twickenham Close into Bedford Way. Follow the road around to the right, then to the left where the property can be found on the left hand side.



SERVICES

Mains water, drainage, electricity, gas.
PV solar panels are owned outright but the vendor is awaiting confirmation of their registration.

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

LOCAL AUTHORITY

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

TENURE

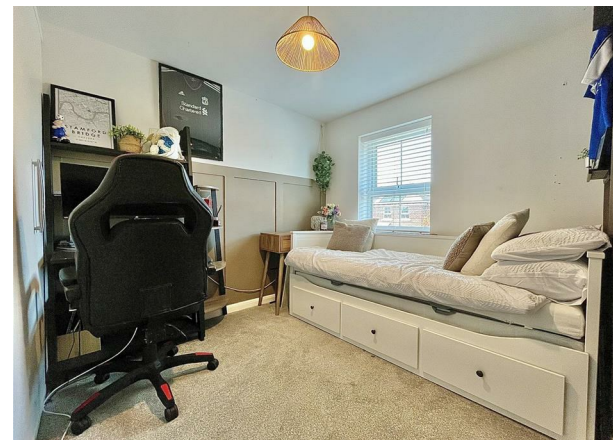
Freehold

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.

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)

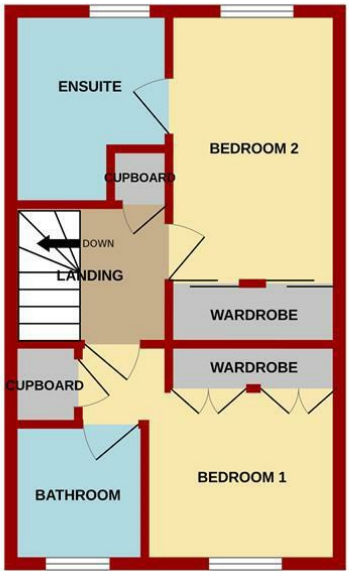




GROUND FLOOR

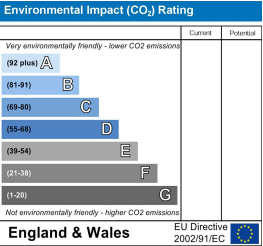
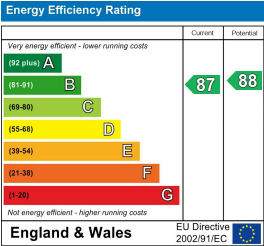


1ST FLOOR



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.
Made with Metropix ©2025

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