



10 Old Tannery Way, Ross-On-Wye, HR9 7GG



Sunderlands
Residential Rural Commercial



**10 Old Tannery Way
Ross-On-Wye
HR9 7GG**

Summary of Features

- End Terraced House
- 45% Shared Ownership
- Spacious Hallway
- Living/Dining Room
- Kitchen/Breakfast Room
- Cloakroom and WC
- Two Bedrooms
- Upstairs Family Bathroom
- Pleasant Garden
- Two Parking Spaces

Price Guide £100,000

Description

A generously sized two-bedroom end-terraced house offered for sale on a 45% shared ownership basis with Connexus Housing constructed in 2014 by Persimmon Homes. The accommodation briefly comprises a spacious hallway, a fitted kitchen/breakfast room, a living/dining room, a cloakroom, a downstairs WC, a large master bedroom, an additional single bedroom, and a family bathroom. Outside, there is an enclosed rear garden and two designated parking spaces at the rear.

Accommodation

Entrance Hall (5.21m x 2.29m)
Staircase to first floor with under-stairs storage cupboard, radiator and doors to:

Living/Dining Room (4.78m x 3.66m max into recess)
Two double glazed windows and double glazed door to garden, radiator.

Cloakroom
Under-stairs storage with carpet flooring.

WC
Low level WC, pedestal wash basin with splash-back tiling, radiator and extractor fan.

Kitchen/Breakfast Room (4.12m x 2.32m)
The kitchen features a double-glazed window to front aspect. It is equipped with cream gloss base and wall cabinets, an electric fan oven, a gas hob with an extractor fan, plumbing for a washing machine, and space for a fridge/freezer. Additional amenities include a sink with a drainer unit, worktops with splash-back tiling, and a radiator.

First Floor Landing
A spacious landing area with a built-in cupboard, a double-glazed window facing the front, and a loft hatch providing access to the insulated roof space. Doors lead to:

Bedroom 1 (5.89m x 2.69m)
A generously sized bedroom featuring a double-glazed window with a rear aspect and a radiator.

Bedroom 2 (3.23m x 2.01m)
Double glazed window to rear aspect and radiator.

Bathroom (2.67m x 1.96m)
The bathroom features a white suite including a bath with a Mira mixer shower and screen, a low-level WC, a pedestal washbasin with splash-back tiling and a shaver-light, a double-glazed obscure window, and a radiator.

Outside

At the front of the house, there's a shrub bed alongside a section of lawn. The rear garden is predominantly laid to lawn, featuring a patio area and wood panelled fencing. A pathway at the rear leads to the shed and also provides access through a pedestrian gate to two designated parking spaces.

Services

The property is connected to mains electricity, gas, water, and drainage. A BT Landline and Broadband are connected.

Directions

To reach the property from Ross town centre, head out on Gloucester Road until you reach the roundabout at Hildersley. Take the first exit onto the A40 and follow the road to the next roundabout. From there, take the first exit into the new Chase View Estate and continue onto Old Tannery Way. Proceed up the hill until you locate the property on the right-hand side, marked by our For Sale board.

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "B".

Tenure

The property is held on a shared ownership basis, a 45% share of the leasehold is available, with vacant possession. To determine eligibility for the shared ownership scheme, please contact Connexus Housing for an application form. The leasehold agreement is for a period of 99 years, with circa 89 years remaining. A monthly sum of £341.64 is payable to Connexus Housing for their share, which is broken down as follows:
Rent £281.00
Ground Maintenance £20.45
Building Insurance £26.19
Management Charge £14.00

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase. We declare that the vendor of this property is connected to an employee of the company.

Viewing

Strictly by appointment with the Agents.

Health & Safety Notice

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property. None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



Ground Floor



First Floor



10 Old Tannery Way, Ross on Wye

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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