



11B Cope Cross Street
Ross-on-Wye, Herefordshire, HR9 5PD



**MORRIS
BRICKNELL**





11B Copse Cross Street

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Guide:
£145,000

Deceptive Two Bedroom Attached Property

Wealth of Character Features Including Exposed Beamwork

Most Accessible Town Location

Easy Walk of Both Chase Woods and River Wye

Front Courtyard Area

Parking Permits Available for Just £30 Per Annum

11B Copse Cross Street is situated in an extremely central town location, giving excellent access to all of the facilities and shops that Ross-on-Wye has to offer as well as being only a short walk to the River and countryside for walking/cycling.

For those wanting to commute, 11B is in an excellent location with the A40 Dual Carriageway and M50 Motorway within minutes drive. This means that one can be in many cities such as Bristol, Bath, Birmingham, and Cardiff within approx. one hour.

The property is very deceptive from a drive by viewing, and one must enter to truly appreciate all that it has to offer. On entering 11b, there is a storage/boiler room which currently houses a freezer and has plumbing for a washing machine.

In the spacious open plan Living/Dining Room one will find plentiful exposed beams to both the walls and ceiling making a room of immense appeal and character. Beyond the dining area is a well appointed kitchen.



The stairs lead from the living room to the first floor and the first bedroom. From here one goes through to the second bedroom and on to the very appealing shower room.

To the front of the property is a courtyard area, with space for seating and flower pots, as well as refuse bins.

Permit parking is available in the neighbouring streets as well as a nearby car park.

Tenure: We are advised that the property is Freehold with some Flying Freehold Areas

BT Broadband Availability Speeds: Up to 73Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, Drainage, Gas & Electricity are connected.



Outgoings: 'A' Council Tax Band **EPC Rating:** 'D' (Full EPC Rating available)

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Directions: Leave the stone built market house in the centre of Ross, proceeding southwards up Copse Cross Street. Take the 1st turning left, and immediately on your left hand side 11B is the white property on the corner.

What3words: ///hillsides.intent.overdrive

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 co-operation in order that there is no delay in agreeing the sale.



IMPORTANT NOTICE: Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) Neither Morris Bricknell, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

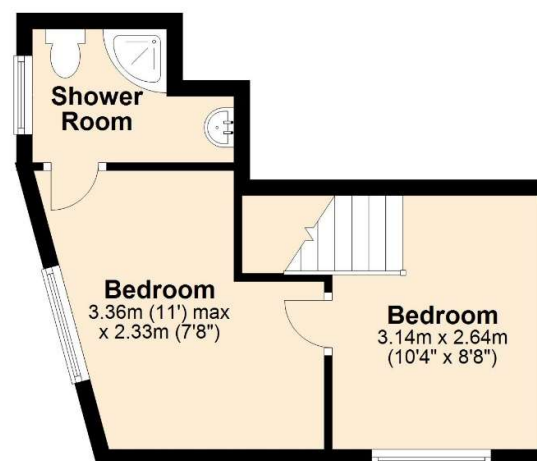
Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 57.0 sq. metres (613.9 sq. feet)



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