



Oakedge, Chase Road  
Ross-on-Wye, Herefordshire, HR9 5JH



MORRIS  
BRICKNELL





# Oakedge, Chase Road

Ross-on-Wye, Herefordshire, HR9 5JH

Guide:  
£418,000

## Appealing Detached Victorian Town Property

House is within Minutes' Walk of both Town Facilities and Open Countryside

Beautifully Refurbished Kitchen/Breakfast Room with Appliances

Two Reception Rooms & Two floors with Accommodation Thereover

Extensive Recent Double Glazing Work Undertaken

Paved & Gravelled Sun Terrace & Superb Lawned & Fenced Rear Garden

Excellent Level Rear Parking for 4/5 Vehicles

Fine Rear Outlook to Church from Top Floor Window

---

### Location & Description

Oakedge comprises an attractive Victorian town house positioned within minutes' walk of Ross town centre and occupies a slightly elevated site towards the south end of Chase Road, a town street with interesting properties of varied architectural vintage. One is thus within easy walking distance of all the amenities of the town, yet Tank Meadow and open countryside are also only a short walk away.

Of primarily brick construction with cream colour washed elevations under a double pitched slate roof, the property offers accommodation on three levels and has a slightly raised but sizeable and level lawned rear garden with a most generous rear parking area for at least four vehicles. That extent of parking space for a town property is an outstanding feature.



Internally, the current owners have carried out an extensive range of improvement works, including excellent new double glazing and a superb Howden kitchen with masses of units and an exceptional range of appliances. There is a wood burner/multi fuel stove in the front reception room, a practical dining section and adjacent snug, the rear of the ground floor also including a laundry/utility room and cloaks and w.c.

Off the generous landing are two bedrooms and a refitted bath/shower room and w.c., whilst further stairs provide access to the 19' top floor room which has an outstanding rear outlook across sylvan back gardens towards the beauty of Ross Church spire.

The front garden has been laid out for easy maintenance and there are colourful shrubs including Photinia, whilst immediately to the rear of the property is a most practical area given over to paving and gravel, this area and the whole of the rear garden receiving fine afternoon and evening sunlight.

To those potentially interested we strongly recommend a thorough internal inspection.



**BT Broadband Availability Speeds:** Up to 900Mb  
(Quoted from [www.bt.com/broadband/availability](http://www.bt.com/broadband/availability) by using the property's postcode)

**Services:** Mains Water, Gas, Electricity and Drainage are connected.

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

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

**Tenure:** We are advised that the property is Freehold

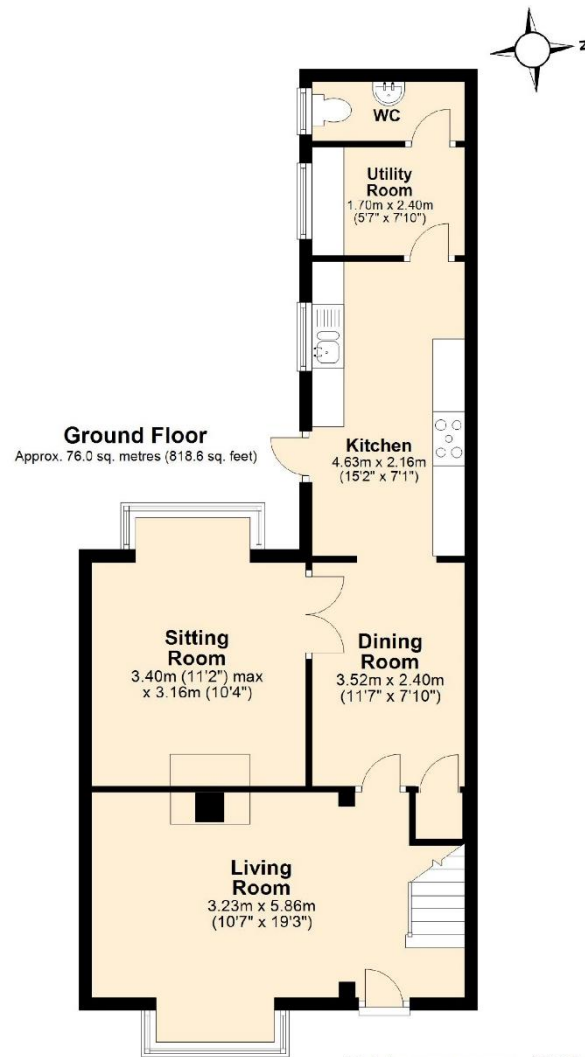
**What3words:** [///roadways.excellent.title](#)

**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.

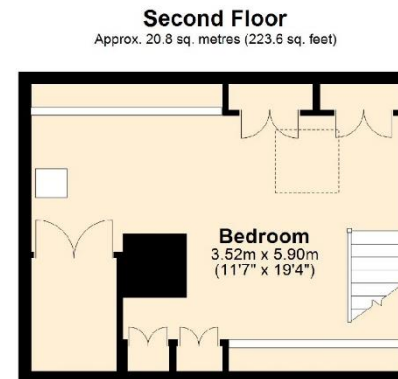
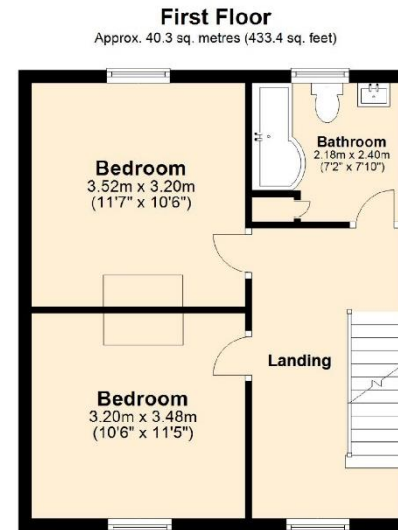


**IMPORTANT NOTICE:** Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but neither Morris Bricknell or the Vendor accept 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



Total area: approx. 137.1 sq. metres (1475.6 sq. feet)



01989 768320  
info@morrisbricknell.com  
www.morrisbricknell.com

30 Gloucester Road  
Ross-on-Wye  
HR9 5LE