



Fairmount, Mount Pleasant
Ross-on-Wye, Herefordshire, HR9 7AZ



**MORRIS
BRICKNELL**





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Guide:
£425,000

Attractive, Edwardian House Commanding Dominant Location in Quiet Street

Property was Constructed in 1902 and Significantly Extended in 1930's

Impressive Bay Windows to both Ground and First Floor

House is of Brick Elevations under Double Pitched Slate Roof

Spacious Hall and Landing, Three Reception, Four Double Bedrooms

65' Rear Garden with Sun Terrace and Corner Greenhouse

Parking for Two Vehicles Immediately in front of House

Location & Description

Fairmount occupies a dominant position at the upper end of Mount Pleasant, a quiet side street approx. 1 mile north east of Ross town centre. The property is thus within walking distance of all the facilities of the town, yet is tucked away and enjoys some distance views of Chase and Penyard Hills.

Constructed in 1902 but significantly extended in the 1930's, the house is larger than most of its contemporaries and offers generous three reception, four bedroom accommodation with a particularly spacious reception hall and landing.

The aspect to the front of the house is to the south east, and this fact combined with the large bay windows to both ground and first floors enables receipt of a high degree of natural light to all the rooms to the front of the property. Double glazing is installed to most of the principle windows, and there are entrance doors to both the left and right of



the property. The nature of the accommodation lends itself very well to family occupation, and we consider it likely that most potential buyers will want to upgrade both kitchen and bathroom. For those with school age children, John Kyrle High School is just a few hundred yards away, whilst the two primary schools are both accessible just south of the town centre.

To the rear of the property is a large lawned, 65' rear garden with trees and shrubs, sun terrace and aluminium framed greenhouse.

Immediately in front of the property there is concrete parking space for two vehicles. In addition there are two small storage areas and a gardeners cloaks and w.c.

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

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

Outgoings: 'D' 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

Directions: From the stone built Market House in the centre of Ross, proceed down Broad Street, into Brookend Street and across the mini roundabout at Five Ways proceeding up Ledbury Road. Take the easily missed, second turning to the left, and after ascending the slope and bearing left, Fairmount will be seen on the right hand side.

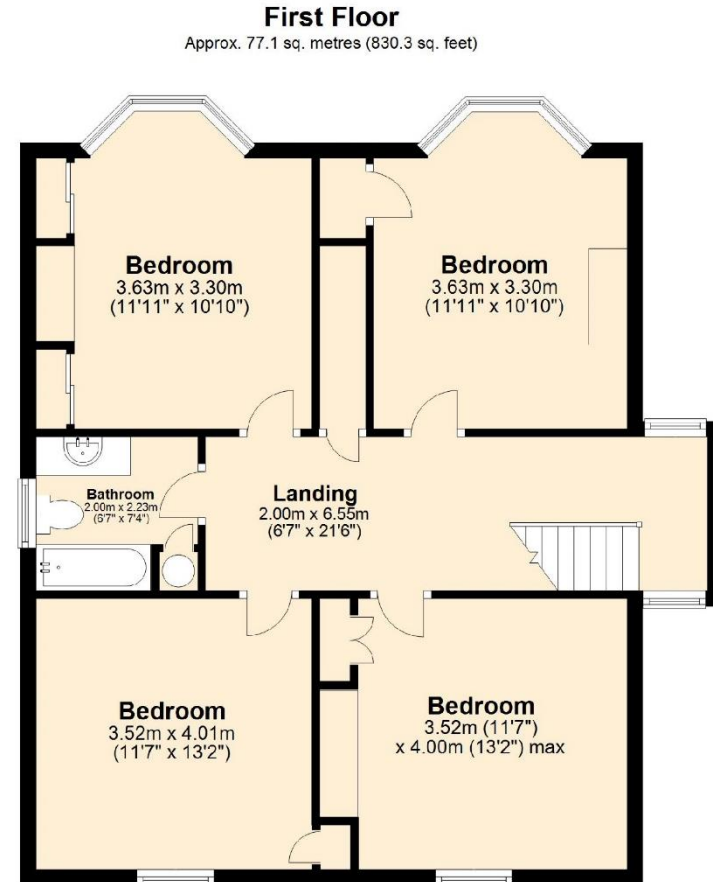
What3words: ///lunge.deduct.dollars

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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 154.6 sq. metres (1664.1 sq. feet)



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