



30 The Claytons, Bridstow
Ross-on-Wye, Herefordshire, HR9 6QD



MORRIS
BRICKNELL





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Guide:
£385,000

Immaculate Three Bedroom Semi Overlooking Open Green

Current Owner Undertook Major Refurbishment After Acquisition

Superbly Presented Two Reception, Three Bedroom Accommodation

French Doors Open to Remarkably Secluded Sun Terrace

Richly Stocked and Exceptionally Attractive Rear Garden

Garage/Storage Shed, Greenhouse, Veg & Soft Fruit Sections

Ross Town Facilities & M50 Motorway with 10 Minutes Drive

Location & Description

The development known as The Claytons occupies a gently elevated location some two miles north west of the market and tourist town of Ross-on-Wye. Constructed in the early 1950s number 30 is of attractive brick elevations, the front windows of the house enabling a lovely open outlook over a triangular green to the north east side of the property.

After purchasing the property in late 2005, the current owner lived elsewhere whilst undertaking major reordering works on the house. These works included complete re-wiring, new double glazed windows, the installation of central heating, new kitchen and bath/shower rooms, the installation of built in/fitted cupboards and wardrobes and ceramic tiled flooring in two rooms, with fitted carpets to the remainder. Ledged and braced, cottage style doors were also installed and the property was completely redecorated. A little later, external works included the provision of a superb large sun terrace from which the beautiful rear garden extends in a south westerly direction, the secluded rear of the property thus receiving a very high degree of afternoon and evening sun light. French doors from the living/dining room open directly onto this delightful sun terrace and rear garden.

The ground floor is particularly well laid out, the snug having an excellent part recessed wood burning stove and generous storage cupboards, whilst the adjacent living/dining



room has a fine ceramic tiled floor, glazing to both front and rear elevations and both doorway and open area allowing further light through to the well fitted Shaker style kitchen adjacent. There is a most useful, externally accessed gardeners w.c., whilst to the first floor are three bedrooms, and a bathroom and w.c., the master bedroom having an additional en-suite shower room and w.c.

Lying to the south west side of the garden is the garage/store shed, whilst positioned behind same is the greenhouse and vegetable and soft fruit sections, the veg beds being partially raised.

The dispersed village of Bridstow has a thriving community spirit together with ancient stone church, village hall and noted primary school. Nearby Peterstow has a shop, post office and off licence, whilst both Ross town and the M50 motorway are just minutes drive away

BT Broadband Availability Speeds: Up to 73Mb

(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, electricity and drainage are connected. Oil central heating.

Outgoings: 'C' 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: Leave the western outskirts of Ross at Wilton roundabout (BP Service Station) taking the A49 towards Hereford. Carefully take the **second** turning right towards Hoarwithy. After 200 yds, shortly after the village notice board, carefully turn right onto a single track lane, and thereafter take the first turning right again into "The Claytons." Number 30 will be found shortly afterwards on the right hand side.

What3words: [///able.screaming.above](https://www.what3words.com/able.screaming.above)

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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



MB

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

30 Gloucester Road
Ross-on-Wye
HR9 5LE