



12 Tudor Rise

Ross-on-Wye, Herefordshire, HR9 5QB



MORRIS
BRICKNELL





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Guide:
£185,000

Three Bedroom Mid Terrace House of Brick Elevations

19' Dual Aspect Living/Dining Room

Kitchen with Most Useful Adjoining Utility/Storeroom

Two Double Bedrooms, Family Bathroom & Further Single Bedroom

Off Road Parking & Rear Garden with Greenhouse

Minutes' Walk of Local Shop, Post Office & Fish Bar

Location & Description

Constructed in the late 1950s, 12 Tudor Rise comprises a three bedroom, mid terraced house initially constructed for the Local Authority. Situated approx. a mile south of the market and tourist town of Ross-on-Wye, the property has the advantage of a nearby local shop and Post Office for convenience, with the town providing a range of further facilities. There are also the well regarded Primary Schools, Ashfield Park & St Josephs both within a short distance, and for those concerned with strategic location the A40 dual carriageway and M50 motorway are both within 10 minutes' drive.

The property is in need of improvement and refurbishment but provides any potential purchaser with a fantastic opportunity to create a family home.

The entrance hall gives access to both the kitchen and living room. The dual aspect living room/dining room has double glazed windows to both the front and rear elevations with the dining room at the rear having a bay window. From here one can also access the kitchen with its most useful adjoining utility/storeroom.



To the first floor are two double bedrooms and a further bedroom together with a family bathroom.

To the front of the property is a small area of lawn which provides off street parking, whilst to the rear of the house is a garden of approximate dimensions 50' x 30' laid to lawn, with a greenhouse and small garden shed.

For those looking for a project property or an investment opportunity we recommend an internal viewing.

BT Broadband Availability Speeds: Up to 500Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, electricity, gas and drainage are connected. Gas Heating

Outgoings: 'B' 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

Tenure: We are advised that the property is Freehold

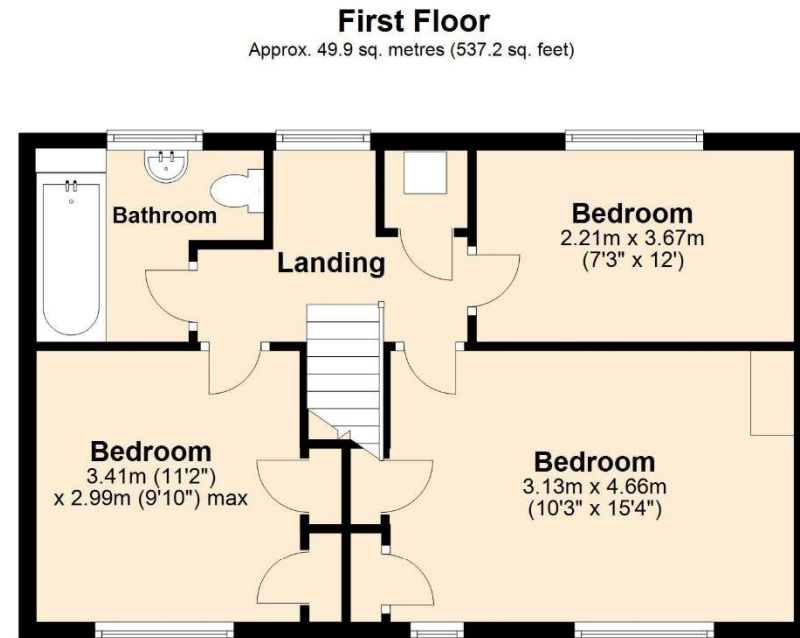
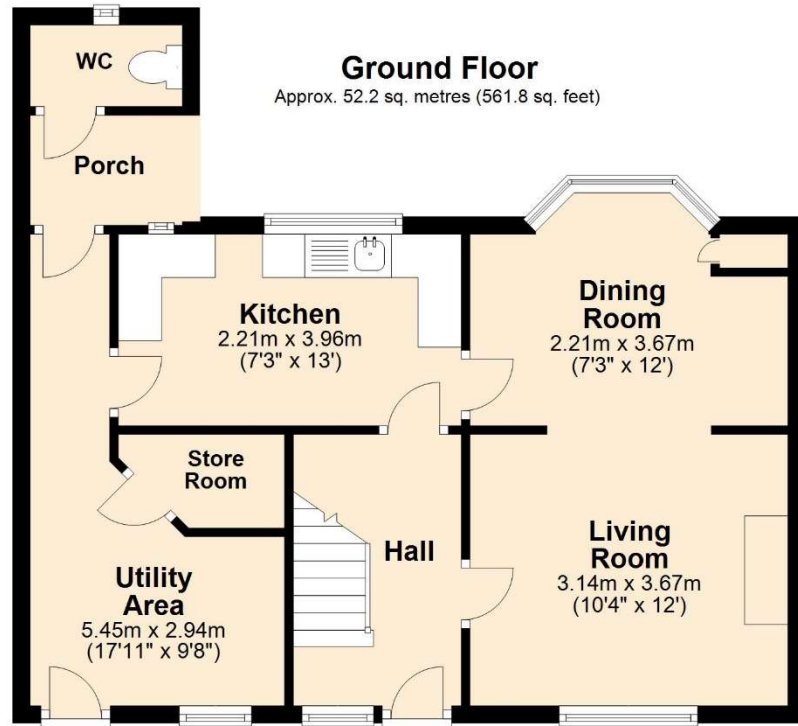
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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)



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