



Guide: £130,000

**3B THREE CROSSES ROAD, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7HA**



**MORRIS
BRICKNELL**

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A ONE BEDROOM, GROUND FLOOR APARTMENT WITH GREAT STORAGE AND WELL-PROPORTIONED, LEVEL, SOUTH FACING GARDEN. EASY WALKING DISTANCE OF TOWN FACILITIES AND RIVER.

Entrance Hallway With Multiple Storage Areas, 13' Sitting Room, 11' Kitchen, 11' Bedroom, Bath/Shower Room & W.C.

LOCATION & DESCRIPTION

3B Three Crosses Road is situated in a most accessible area just north of the historic market & tourist town centre of Ross-on-Wye. The town's facilities are only a half mile walk with the Ropewalk and River Wye just a little further. Springate Nursery, Brampton Abbots Primary School and noted John Kyrle High School are all also within easy walking distance.

The property would suit to a number of potential buyers such as a great starter home for that first rung on the ladder, as a downsize for retirement (or other purposes) as well as investment opportunities. Finding a ground floor apartment such as this with such fantastic storage as well as a well proportioned rear garden is not always easy.

In detail the property comprises:

Shared Entrance Hallway with stairs to upstairs flats. **Private Front Door** to 3B

Entrance Hallway being L shaped with doors to three large storage cupboards with separate large alcove area, giving plenty of storage space. Doors through to:

Sitting Room approx. 13'9 x 11'8 with large window and glazed door to rear garden. Service hatch to kitchen. Fitted carpet.

Kitchen approx. 11'8 x 9'2 with a range of floor and wall mounted cupboard and drawer units. Laminate worktop over. Set into this is a four ring gas hob, with Hygena extractor fan over. Stainless steel sink with tap over. Belling single electric oven. Plumbing for washing machine. Space for upright fridge freezer. Worcester Green Star 25i Condensing boiler. Window to garden elevation.

Bedroom approx. 11'10 x 11'2 with window to front elevation. Fitted carpet.

Bath/Shower Room & W.C. having white suite comprising bath with Bristan Cheer Electric shower over, with tiling to walls around bath and shower. Pedestal hand basin, W.C. Mirror fronted medicine cabinet. Tiled floor. High level obscured window to front elevation.

OUTSIDE

To the front of the property is a Lawned Area (not owned by this property) with path leading to the front door of 3B, as well as along the side of the property. Here one finds a gate which leads to the **Rear Garden** of 3B. Accessed either from this gate, or from the door in the sitting room is a **Crazy Paved Patio** providing a space for a seating area. Beyond this is the **Main Level Lawned Area** of garden with tree planting to one border. To the top right is a wooden garden shed approx. 6' x 4' which is in need of renovation.

TENURE: Leasehold – We are advised this property is a Leasehold property with 95 years left to run on the current lease.

SERVICES: Mains water, electricity, drainage and gas are connected to the property.

BT BROADBAND AVAILABILITY SPEEDS: Up to 67Mb - 73Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

OUTGOINGS: 'A' Council Tax Band

EPC RATING: 'C' (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 down Broad Street and into Brookend Street. Proceed over the mini roundabout at Fiveways, thereafter bearing left off Ledbury Road and along Brampton Road. After approximately 1/3 of a mile, take the turning right into Three Crosses Road.

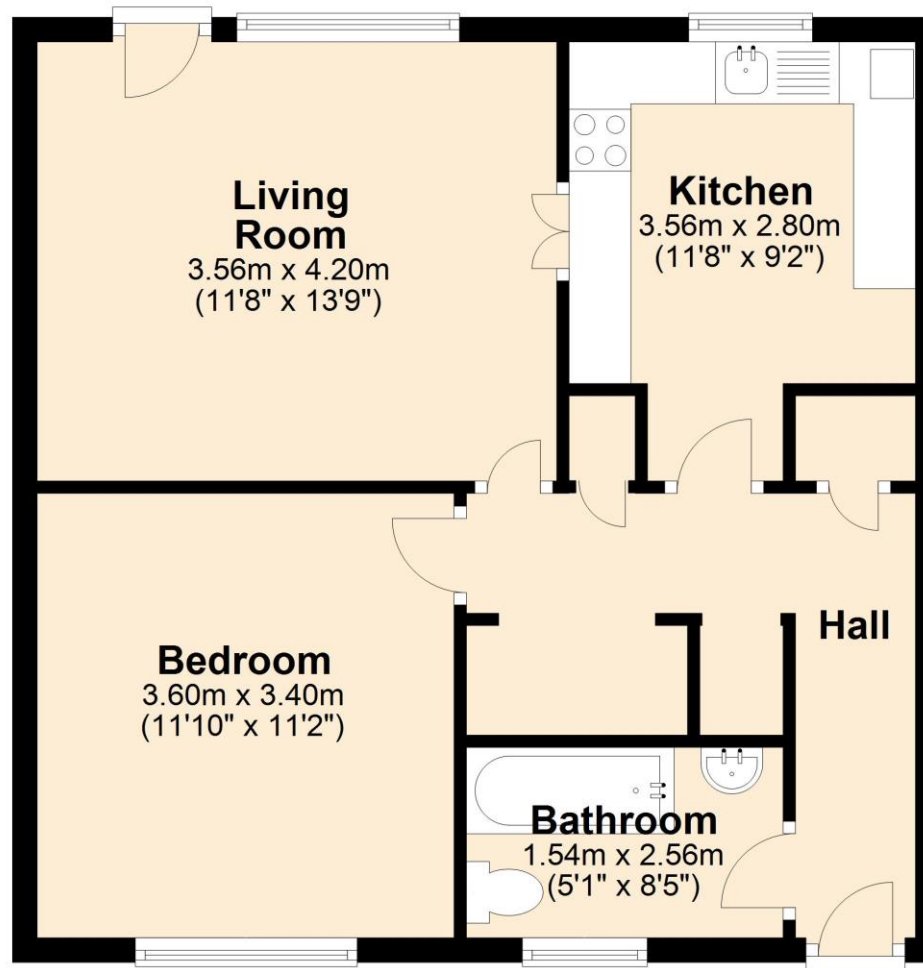
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MONEY LAUNDERING REGULATIONS: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE.

Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

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.



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