



41 The Claytons
Bridstow, Ross-On-Wye HR9 6QD

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

41 The Claytons

Guide Price £165,000

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A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE OFFERING 785SQ.FT OF AMPLE LIVING SPACE including a 16.FT LOUNGE/DINER WITH WOOD BURNER, STYLISH 16.FT KITCHEN with PANTRY and ACCESS TO A BALCONY, TWO DOUBLE BEDROOMS and a MODERN BATHROOM as well as boasting DRIVEWAY PARKING FOR THREE VEHICLES and a PRIVATE GARDEN.

This IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY is LOCATED IN THE QUIET VILLAGE OF BRIDSTOW just 1.2 MILES FROM THE MARKET TOWN OF ROSS ON WYE and enjoys GREAT LINKS TO HEREFORD AND THE M50.

Nearby Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.



The property is approached from the side aspect via a upvc obscured double glazed door leading into;

ENTRANCE HALL

A welcoming space ideal for keeping coats and shoes, featuring wood flooring, radiator and stairs that lead up to the first floor hallway.

HALLWAY

Having loft access, a radiator, useful storage cupboard with fitted shelving, doors lead off to the lounge/diner, kitchen, two bedrooms and bathroom.

LOUNGE/DINER

16'04 x 11'05 (4.98m x 3.48m)

A warm and inviting space thanks to the feature fireplace with inset wood burner sat on a stone hearth with oak lintel above, alcove to the side with built in storage cupboard, an additional large store cupboard with shelving, radiator and front and side aspect windows having wonderful views towards fields and countryside.

KITCHEN

16'01 x 7'06 (4.90m x 2.29m)

Comprising a range of sleek and stylish fully fitted wall and base mounted units with laminate wood effect worktops, inset stainless steel sink unit with drainer, integral appliances include a dishwasher, fridge and freezer. There is also space for a freestanding electric cooker and plumbing for a washing machine. A large pantry cupboard with light and shelving adds to the storage options, as well as a built in double cupboard housing the oil-fired combi boiler. Additionally there is laminate wood effect flooring, a radiator and a rear aspect window and door that leads out to the balcony.

BEDROOM ONE

11'08 x 11'06 (3.56m x 3.51m)

A double room with a radiator and two front aspect windows with lovely views.

BEDROOM TWO

10'10 x 9'09 (3.30m x 2.97m)

A double room with a radiator and rear aspect window.





BATHROOM

7'04 x 4'11 (2.24m x 1.50m)

Comprising a modern white three piece suite to include a bath with electric shower over, close coupled w.c and wall mounted vanity washbasin unit. There is also a heated ladder towel rail, partly tiled walls and an obscured rear aspect window.

PARKING

The current owner has created a block paved driveway suitable for parking three vehicles to the side of the property.

OUTSIDE

Steps up from the block paved driveway to a path leads to the side entrance and along to the rear garden. There are two sheds located below the balcony, one is a small workshop with window and the other is a log store. The rear garden is laid to both patio and lawn, there is a summer house and raised beds as well as the oil tank. The garden is private and partially enclosed by fencing.

DIRECTIONS

Follow the Wilton Road out from the centre of Ross town in the direction of the A40, and continue straight over at the Wilton roundabout on to the A49 in the direction of Hereford. Follow the road for a short distance, then take the second right signposted Sellack & Hoarwithy. Continue for a short distance, then take the first right on the bend into the single-track lane and take the next right in to The Claytons. Take the last right turn and follow the road towards the end where the property can be found on the right.

SERVICES

Mains water, drainage, electricity. Oil

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water

LOCAL AUTHORITY

Council Tax Band: A

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Leasehold. Freeholder- Herefordshire Housing

Lease Start Date: 16/06/2009

Lease End Date: 13/06/2110

Lease Term Remaining: 84 years

Ground Rent: £10 p/a charge payable at the end of each financial year.

VIEWING

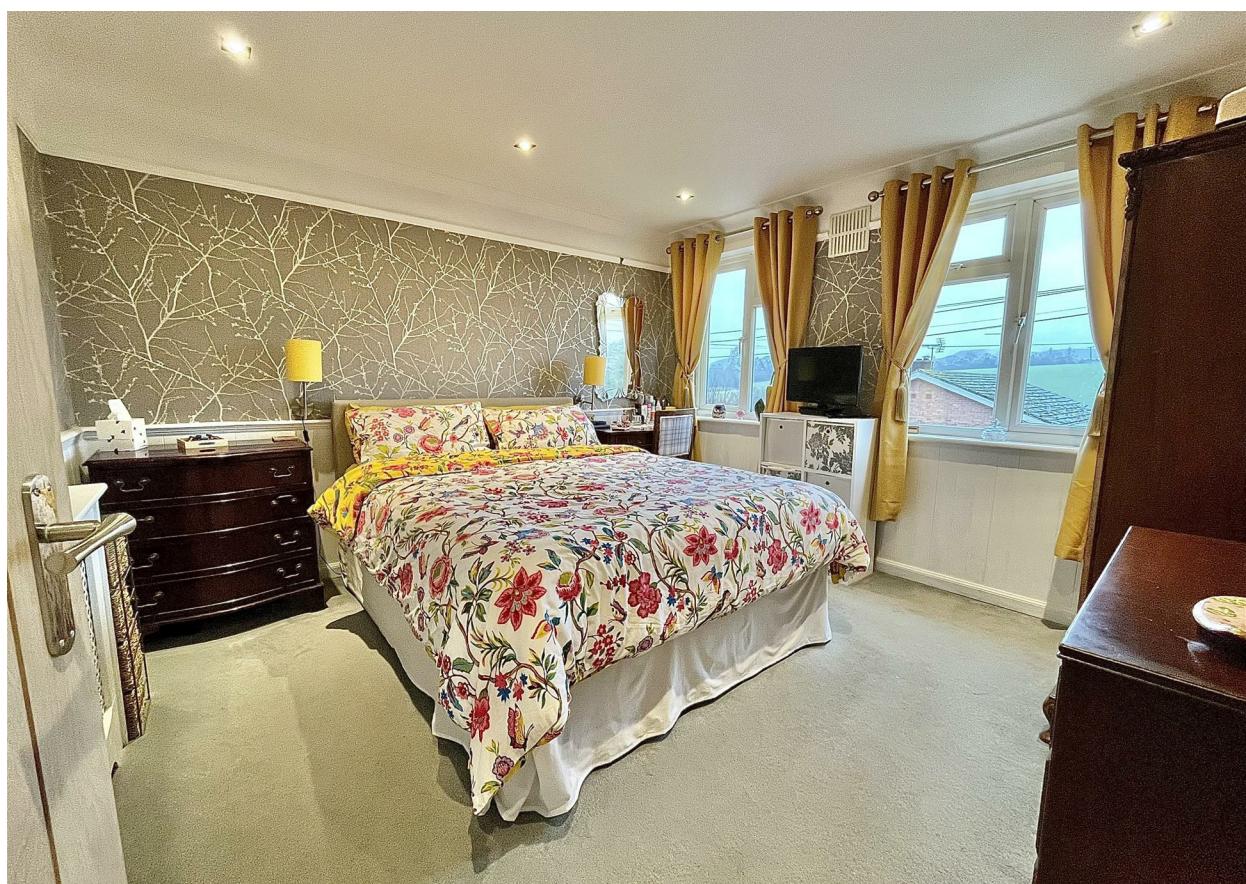
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEY

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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 cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |





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