



13 Cope Cross Street
Ross-On-Wye HR9 5PD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £250,000

A UNIQUE INVESTMENT OPPORTUNITY to acquire a FREEHOLD PROPERTY CONTAINING TWO LARGE ONE-BEDROOM FLATS each offering Circa 600 SQ.FT of accommodation and being CONVENIENTLY LOCATED within the CENTRE OF TOWN in ROSS ON WYE having EASY ACCESS TO LOCAL SHOPS AND AMENITIES. Flat A on the ground floor would benefit from light refurbishment, Flat B on the first floor is presented to a high standard and retains CHARACTER FEATURES such as VAULTED and BEAMED CEILINGS.

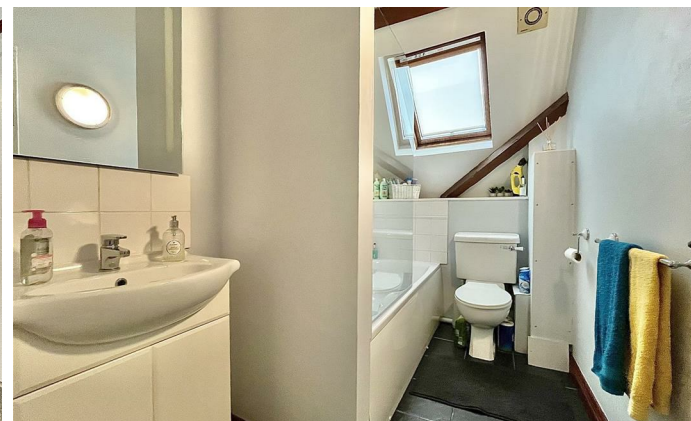
Both flats comprise FRONT PORCHES, 24FT. OPEN PLAN LIVING/KITCHEN ROOMS with BUILT IN APPLIANCES, 14FT. DOUBLE BEDROOMS and BATHROOMS having THREE-PIECE WHITE SUITES. Access is via a gated courtyard with an external staircase leading to Flat B. Both flats have WALLED COURTYARD GARDENS.

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.





FLAT A

FRONT PORCH

Accessed via a wooden single glazed door with single glazed windows to side, space to hang coats, door leads into;

OPEN PLAN KITCHEN/LIVING ROOM

24'04 x 14'05 (7.42m x 4.39m)

A large space having a kitchen fitted with modern wall and base level units with laminate worktops and white metro tile splashbacks, inset stainless steel sink unit with drainer, integrated electric oven with induction hob and extractor hood over, space and plumbing for a washing machine, space for undercounter fridge and freezer.

The lounge area is ideal for a large corner sofa and furniture, there are two electric night storage heaters, tv point, phone point, dual aspect windows, door leads into;

HALL

Airing cupboard housing the hot water immersion tank, doors lead off to the bedroom and bathroom.

BEDROOM

14'08 x 9'06 (4.47m x 2.90m)

A good sized double room with an electric night storage heater, tv point, door leading out to the rear courtyard garden

BATHROOM

9'00 x 5'02 (2.74m x 1.57m)

Comprising a white three-piece suite with a bath having an electric shower over, close coupled w.c and pedestal washbasin with tiled splash-backs. Electric night storage heater, tiled floor, side aspect window.

FLAT B

FRONT PORCH

Accessed via an obscured double glazed upvc door with obscured double glazed upvc windows to side, tiled floor, space to hang coats, door leads into;

OPEN PLAN KITCHEN/LIVING ROOM

24'04 x 14'05 (7.42m x 4.39m)

An impressive space thanks to the vaulted and beamed ceilings, four skylights and a front aspect window provide an abundance of natural light. The kitchen comprises a range of sleek wall and base mounted units with laminate worktops and white metro tile splash-backs, smart ceramic 1.5 bowl sink unit with drainer, breakfast bar, built in appliances include electric oven, induction hob and a fridge/freezer. Space and plumbing for a washing machine. The lounge area is suitable for large sofas and furniture, tv point, modern wall mounted electric heater. Door leads into;

HALL

Airing cupboard housing the hot water immersion heater, doors lead off to the bedroom and bathroom.

BEDROOM

14'08 x 9'06 (4.47m x 2.90m)

A double size room with built in double wardrobe, electric night storage heater, vaulted beamed ceilings, skylight, door leads out to the walled courtyard garden.

BATHROOM

9'00 x 5'02 (2.74m x 1.57m)

Comprising a white three-piece suite with a bath having an electric shower over, close coupled w.c, vanity washbasin with tiled splash-backs, tiled floor, skylight.

DIRECTIONS

From the Market Place in Ross town centre, proceed up Copse Cross Street, where the property can be found on the right hand side.

SERVICES

Mains water, drainage, electricity. Night storage heaters.

WATER RATES

Welsh water

LOCAL AUTHORITY

Council Tax Band: Flat A- A, Flat B- A
Herefordshire Council, Plough Lane, Hereford HR4 0LE

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.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

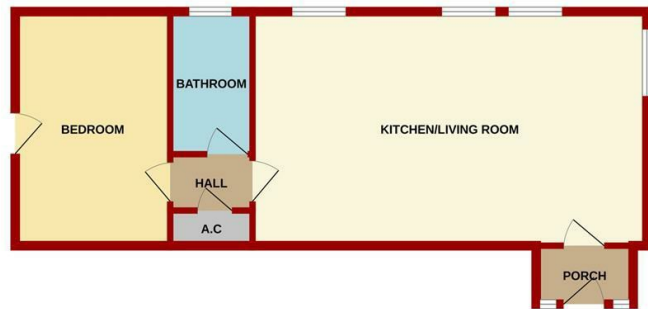
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

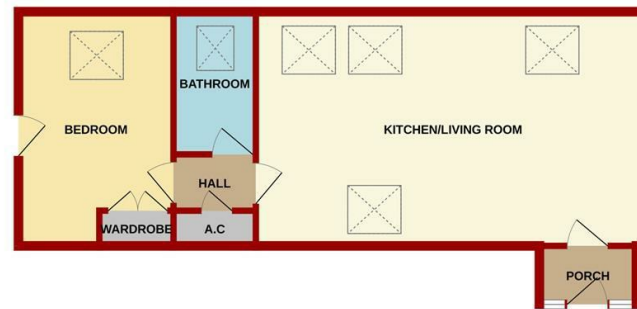
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



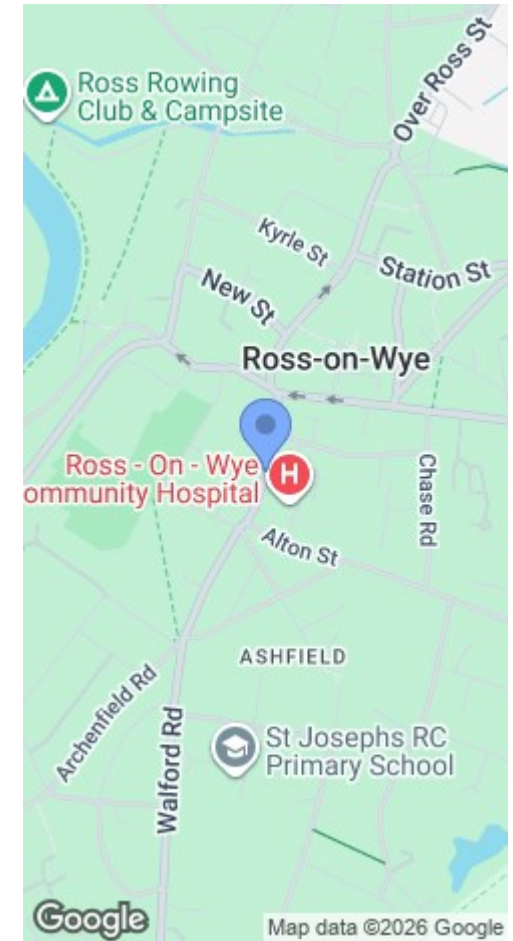
FLAT A



FLAT B



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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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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(21 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			
England & Wales			
EU Directive 2002/91/EC			

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.



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