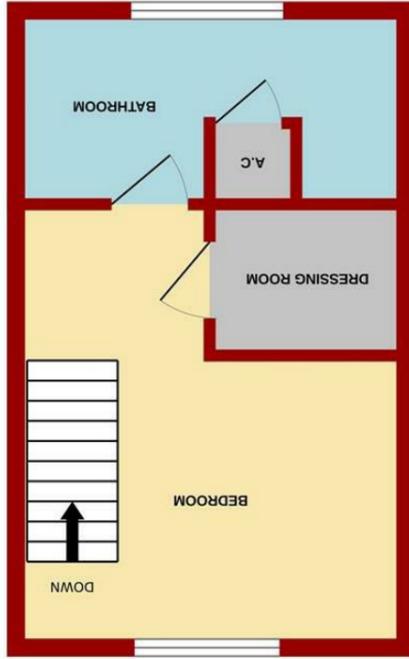
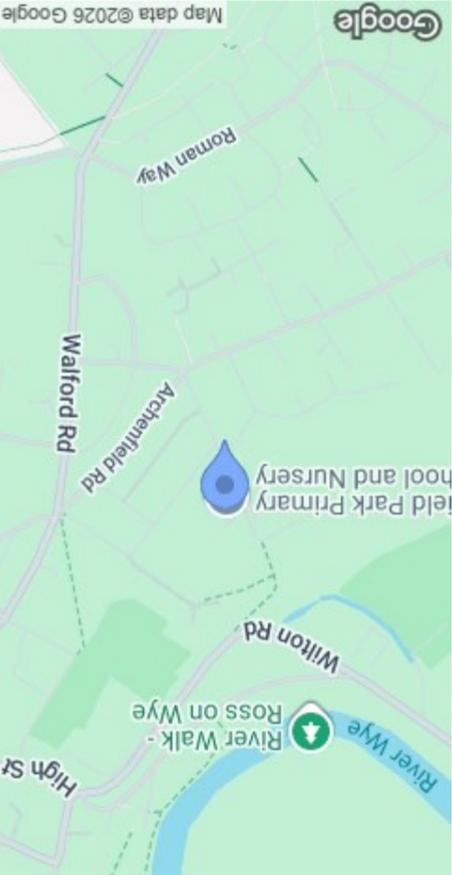




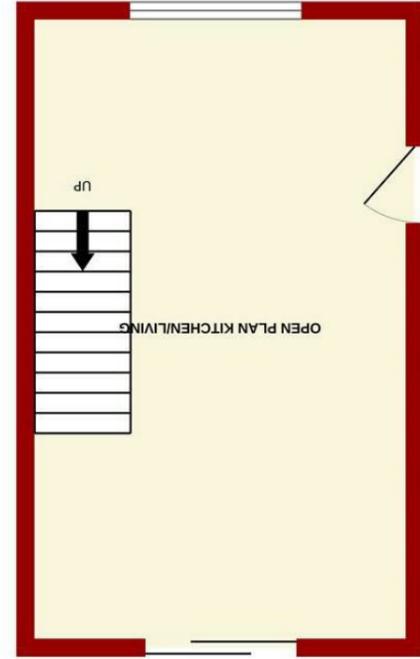
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (100-120) Green B (120-130) Yellow-Green C (130-140) Yellow D (140-150) Orange E (150-160) Red-Orange F (160-170) Red G (170-180) Dark Red

What 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 omission or mis-statement. This plan is 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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1ST FLOOR



GROUND FLOOR



9 Middleton Avenue  
 Ross-On-Wye HR9 5BD

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £185,000

IDEAL FIRST-TIME BUY! NO ONWARD CHAIN! A MODERN ONE-BEDROOM SEMI-DETACHED HOUSE SITUATED ON THE OUTSKIRTS OF THE POPULAR TOWN OF ROSS-ON-WYE, offering OPEN-PLAN LIVING and OFF-ROAD PARKING FOR ONE VEHICLE.

Conveniently located within a stone's throw of Ashfield Park primary school, the property also benefits from a TIMBER CABIN, IDEAL AS A HOME OFFICE. There is POTENTIAL TO RECONFIGURE THE LAYOUT TO CREATE A TWO-BEDROOM HOME, offering flexibility for future growth.

The accommodation briefly comprises OPEN PLAN KITCHEN/LIVING ROOM with WOODBURNING STOVE on the ground floor, with ONE BEDROOM, DRESSING ROOM and BATHROOM on the first floor.

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.



Side aspect glazed upvc door leads into;

### OPEN PLAN KITCHEN/LIVING ROOM

21'00 x 12'08 (6.40m x 3.86m)

Comprising a fully fitted modern kitchen with a range of wall and base level units with laminate worktops and an inset sink unit with drainer. Integral electric oven with induction hob and cooker hood over and a glass splashback. Space and plumbing for a washing machine and under counter fridge or freezer. The living area features a wood burning stove, tv point, internet point, laminate wood flooring, sliding patio doors to rear aspect leading to the driveway, front aspect window. Stairs lead to the first floor with small storage cupboard beneath.

### BEDROOM

14'00 x 12'09 (4.27m x 3.89m)

A spacious room with hardwood flooring, wall mounted electric heater, loft hatch to loft space, rear aspect window, door into the dressing room with power and lighting. Door into;

### BATHROOM

12'08 x 6'07 (3.86m x 2.01m)

Modern four piece white suite comprising a bath with tiled surround, shower cubicle with electric shower,

low level w.c, pedestal handbasin, electric heated towel rail, tiled floor, obscured front aspect window, airing cupboard with hot water immersion tank.

### OUTSIDE

The property is situated in a corner plot with a mostly hedging surround providing privacy. The driveway parking for one vehicle is situated to the rear along with a timber cabin ideal as a potential home office/workshop. A path leads around the property with low maintenance garden laid to decking to the front and side.

### DIRECTIONS

From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Upon reaching The Price of Wales public house, turn right onto Archenfield Road. Continue along, taking the first right hand turning into Redhill Road. The property can be found at the end of the road on the left hand side on the turning into Middleton Avenue.

### SERVICES

Mains Water, Drainage and Electricity. Openreach and Full Fibre in area.

### WATER RATES

Welsh Water- TBC

### LOCAL AUTHORITY

Council Tax Band: A  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

### 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 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)