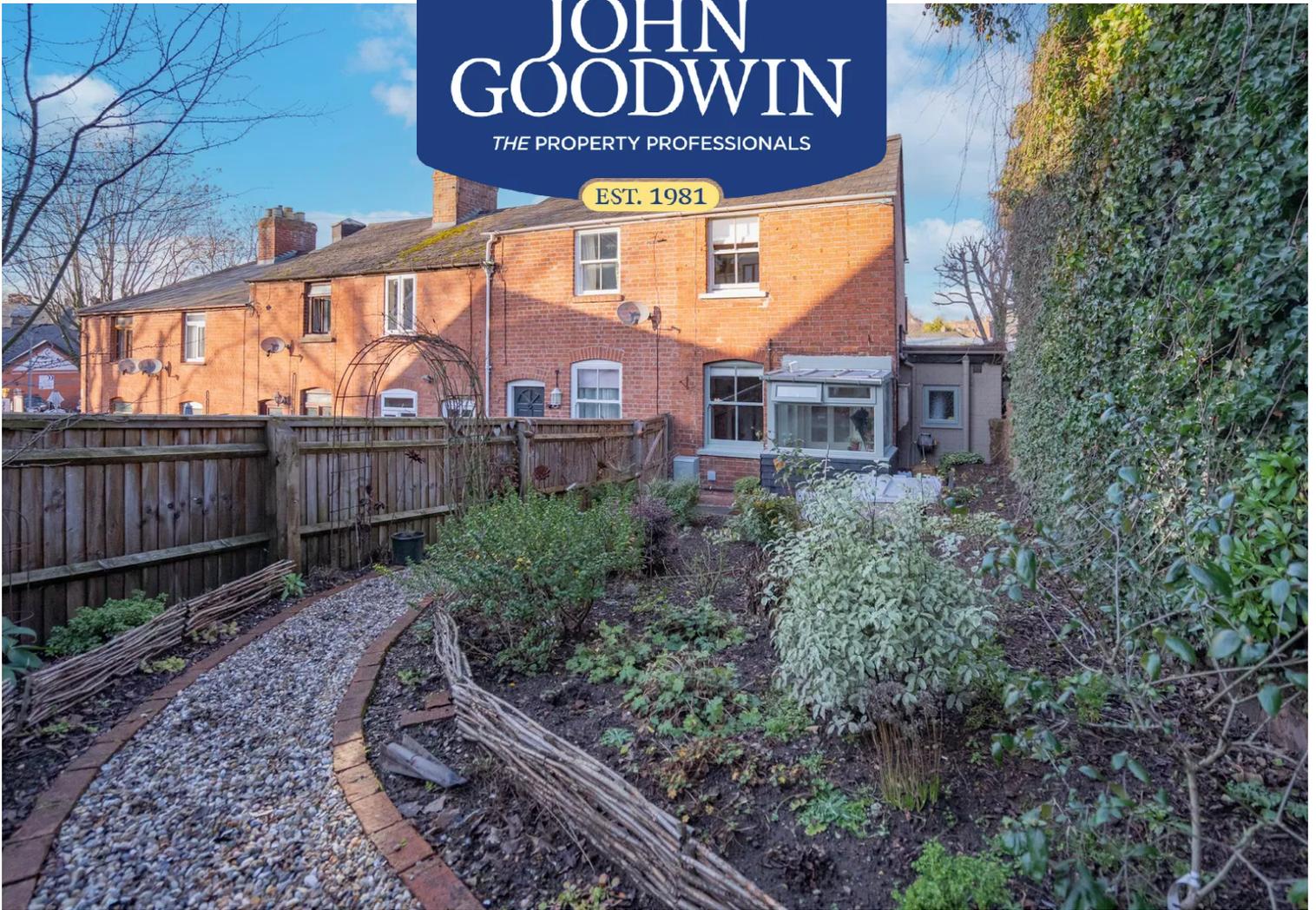


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 20 Henry Street, HR9 7AA

Guide Price **£225,000**

Beautifully renovated two-bedroom end-terrace home blending character and modern style, with landscaped garden and centrally located near amenities and excellent transport links. EPC D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

**RICS**<sup>®</sup>

**01989 768320**

Ross-on-Wye Office  
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Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE  
Offices also at Ledbury, Malvern, Upton, Colwall Office & London



**Location** The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

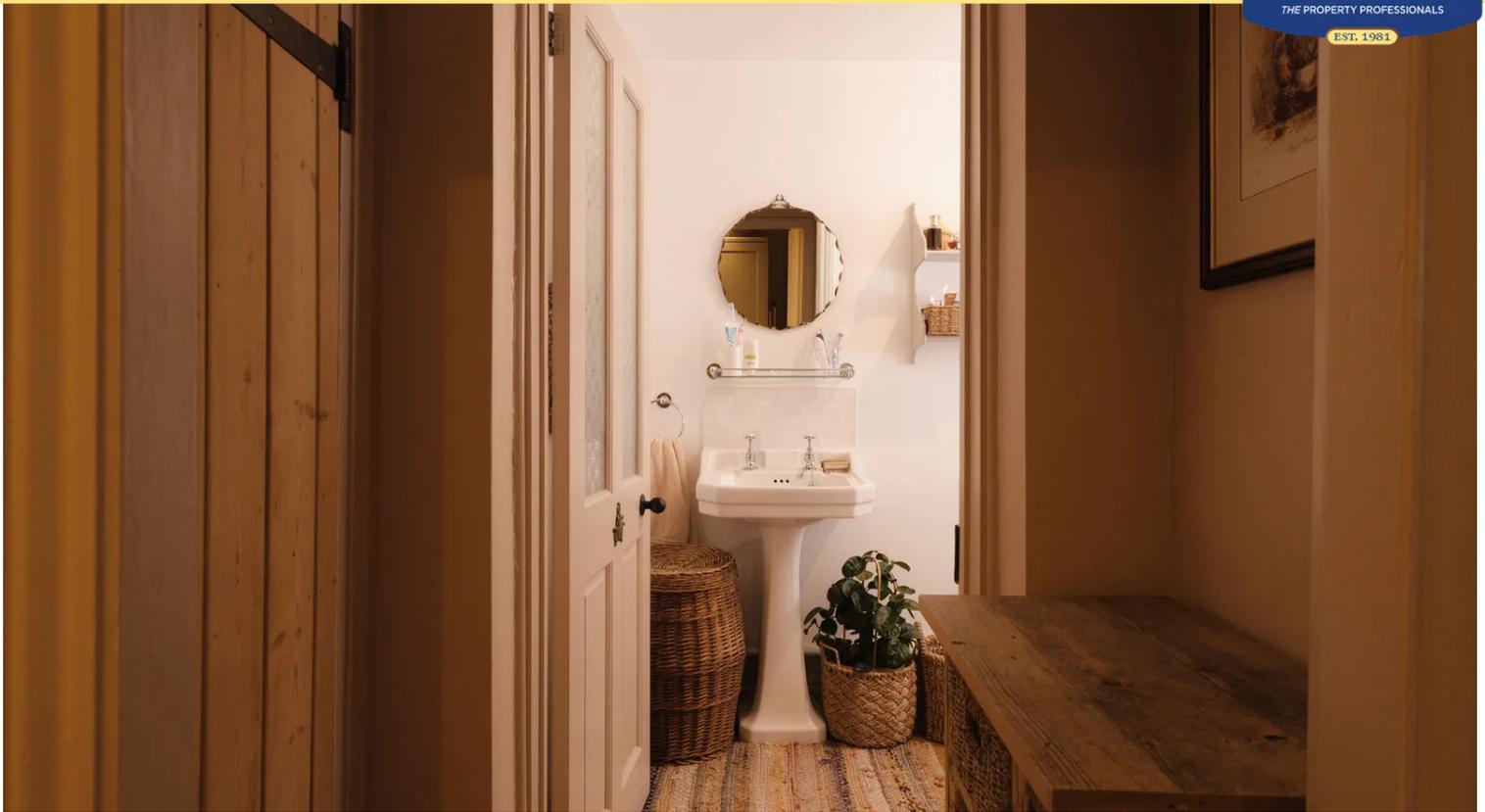
**Description** A beautifully renovated two-bedroom end-terrace home, blending original character with modern finishes. The living room features a log burner and attractive sash windows to the front elevation. The property also offers two spacious bedrooms, a landscaped rear garden, and on-street permit parking. Ideally located in the town centre, within easy reach of shops, amenities, and excellent transport links to Bristol, Gloucester, South Wales, and the Midlands. An ideal home for first-time buyers, investors, or those seeking low-maintenance living.

**Porch** Secure obscured glazed front door, pitched roof, windows to front and side, pendant light fitting.

**Living Room** - 3.91m x 3.91m (12'10" x 12'10") Sash window to front, log burner with brick surround and tiled hearth. carpeted, shelving, radiator.

**Bathroom** Pendant light fitting, extractor fan, towel rail, low-level WC, wood panelled bath with tiled surround and mixer shower overhead. Obscured window to front, wood-effect flooring. pedestal basin with individual hot and cold taps





**Kitchen** - 4.34m x 3.91m (14'3" x 12'10") Two larger larder units, one with integral fridge/freezer, range of eye-level and base units, solid oak worktop over. New AEG single oven with ceramic hob and extractor over. Window to rear, ceiling spotlights, tiled upstand, radiator. Stainless steel sink with drainer and mixer tap.

**Understairs Storage cupboard** Space to store coats, shoes and domestic goods.

**Utility Room** - 3.35m x 1.55m (11'0" x 5'1") Wooden countertop, space for white goods beneath, power and lighting, door leading to rear.

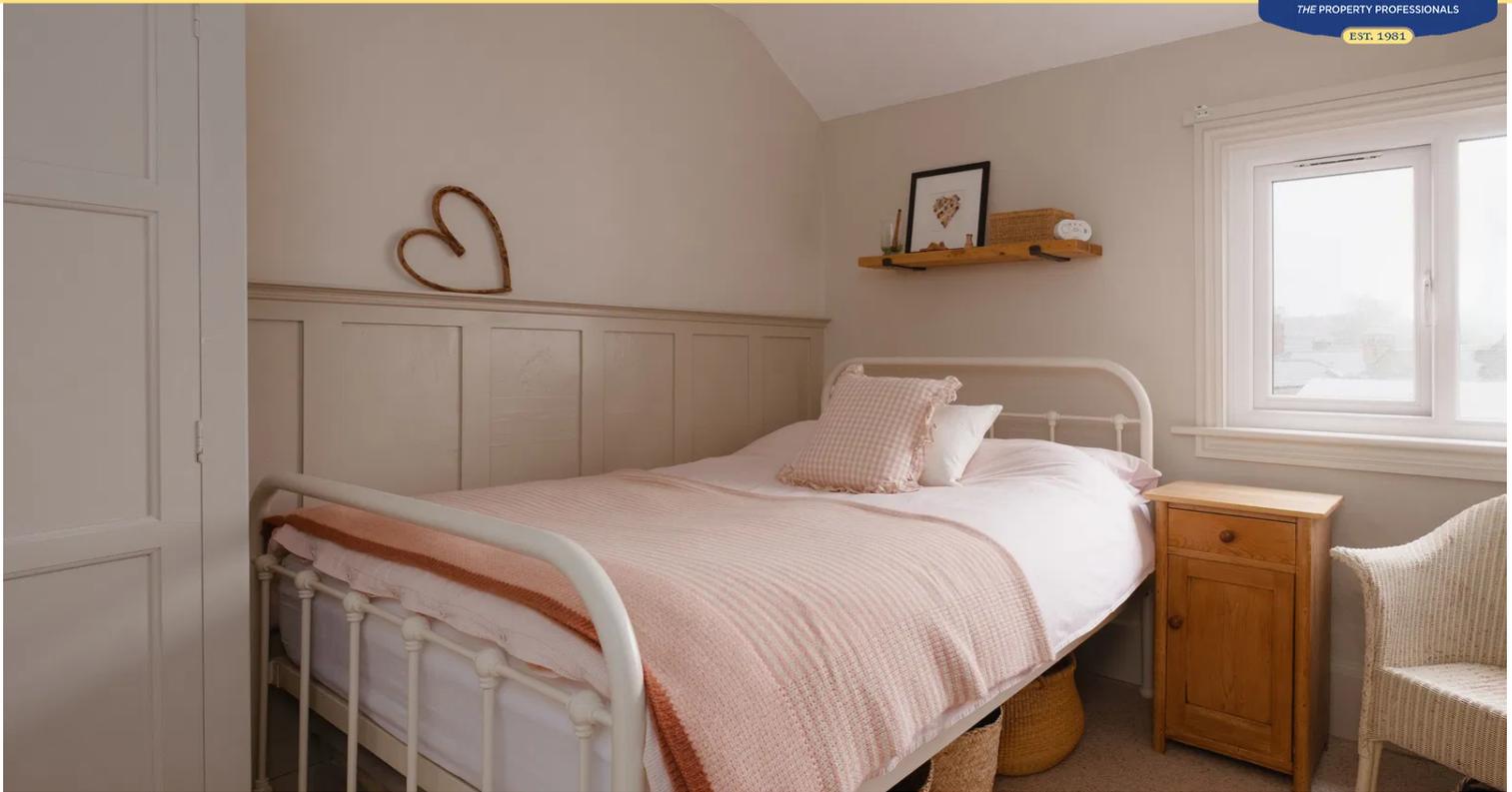
**Landing** Carpeted throughout, pendant light fitting.

**Master Bedroom** - 3.91m x 3.81m (12'10" x 12'6") Sash window to front, carpeted, radiator, pendant light fitting.

**Bedroom Two** - 3.2m x 2.9m (10'6" x 9'6") Window to rear, built-in storage, carpeted, radiator.

**Outside** Front Garden - Landscaped with flower beds, shed, patio area. Slight gradient with gravel path and steps. Rear - Alternative entrance to the property, paved path with gravel to side.

**Services** We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.



**Directions** From our office in Gloucester Road, Cross the road and proceed down Henry Street. After 100 yards, adjacent to the Forest and Wye community Church you will find a row of terrace properties, 20 Henry Street is the end property.

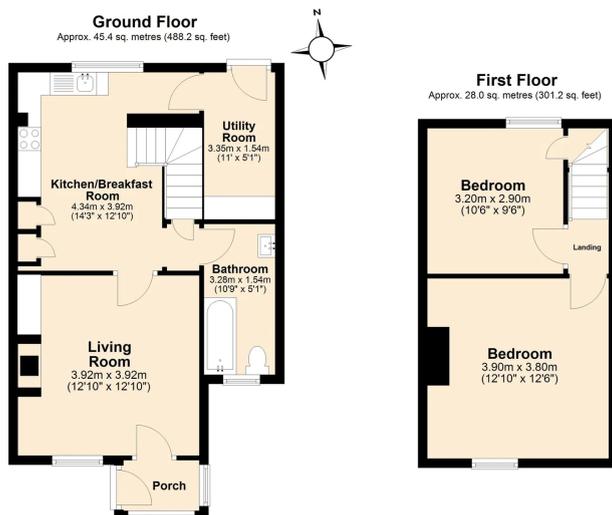
**Council Tax** BAND A. This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**Energy Performance Certificate** The EPC rating for this property is D

**General** Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

**Tenure** We are advised (subject to legal confirmation) that the property is freehold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	