

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Thorpe House, Flat 2, Church Street, HR9 5HN

Guide Price **£120,000**

Summary

Charming two-bedroom apartment in the heart of Ross-on-Wye, offering open-plan living, character features, modern fittings and convenient access to the town's amenities. EPC D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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Offices also at Ledbury, Malvern, Upton, Colwall Office & London





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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 Conveniently positioned close to the centre of Ross-on-Wye, this property offers comfortable and well-maintained accommodation, blending period features with modern conveniences. The accommodation comprises a spacious open-plan living, dining and kitchen area with exposed beams and sash windows, a generous double bedroom, a versatile second bedroom/study, and a modern shower room. Ross-on-Wye is a historic market town set above the River Wye, offering an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. The town also enjoys excellent road connections via the A40 and M50, providing convenient access to Hereford, Gloucester, Cheltenham and the wider motorway network.





Communal Entrance Hall with private post boxes and stairs rising to the apartment.

Open-Plan Living/Kitchen/Dining Room -13' 8" x 13' 7" (4.17m x 4.14m)

A bright and characterful open-plan living space featuring exposed ceiling beams and two double-glazed sash windows. The kitchen is fitted with a range of wall and base units incorporating a stainless-steel sink, electric oven, hob and extractor hood, together with space and provision for appliances including a washing machine and fridge-freezer.

Bedroom One -10' 6" x 11' 4" (3.20m x 3.45m)

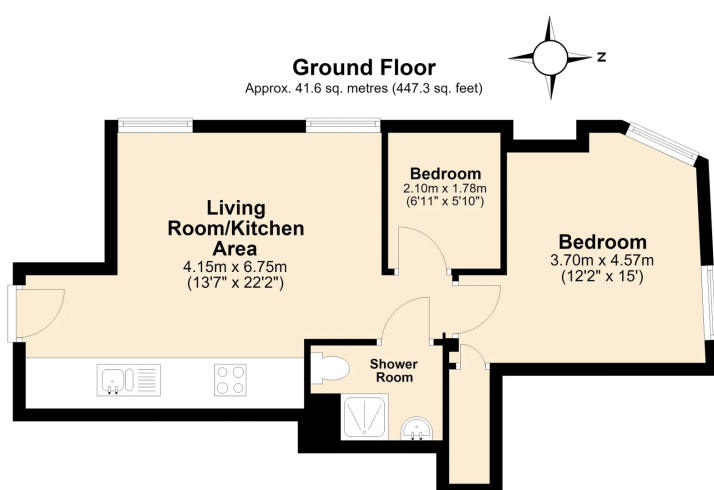
A spacious double bedroom with double-glazed sash windows to the front and side aspects, exposed beams, built-in storage cupboard, and ceiling light point.

Bedroom Two -5' 10" x 6' 9" (1.78m x 2.06m)

A versatile room currently used as a bedroom, featuring a high-level internal window overlooking the living area. Ideal as a home office, dressing room or occasional bedroom. Night storage heater.

Shower Room

Fitted with a shower cubicle and electric shower, wash hand basin, WC, heated towel rail, extractor fan and ceiling light point.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Services We have been advised that mains water, electricity, and drainage are connected to the property. Night storage heaters. 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 If on foot, from our office, proceed along Gloucester Road passing the Marketplace on your right. Take the next left onto Church Street and Thorpe House is the first property on your left.

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

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

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.

Tenure We are advised (subject to legal verification) that the property is Leasehold. 109 years remaining on Lease. The ground rent is £200pa and the annual service charge is £1800.

MISREPRESENTATION ACT, 1967

JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1.The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

2.All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3.No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.