

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PROPORTIONED SEMI DETACHED HOUSE POSITIONED IN A QUIET YET ACCESSIBLE LOCATION ON THE EDGE OF ROSS-ON-WYE WITH GENEROUS GARDENS AND AN ABUNDANCE OF PARKING. EPC D

Tudor Rose - £265,000 Guide Price

Tudor Street, Ross-on-wye, Herefordshire, HR9 5PS

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Tudor Rose

Location & Description

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.

Property Description

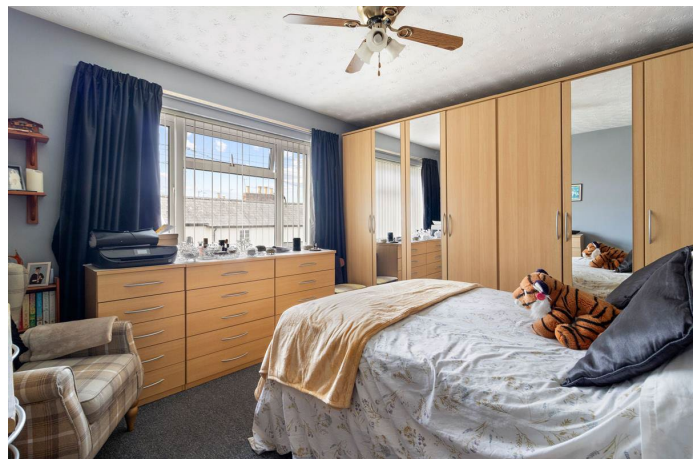
Constructed in the 1950's by well regarded local builders Collier and Brain, Tudor Rose is situated just under a mile from the centre of the market and tourist town of Ross-on-Wye, and just a short walk from the nearby post office, shop and bus stop in surprisingly quiet Tudor Street. Constructed of brick, under a hipped and pitched roof, Tudor Rose is a well proportioned semi-detached house with a generous garden which wraps around the property to all three sides, and also offers an exceptionally large parking area.

Accessed via the side entrance door, the entrance hall leads through to the 12' kitchen with a range of floor and wall mounted fitted units. With a large window overlooking the rear garden, a capacious walk-in pantry and a space for a dining table this good-sized room gives access through to the light and welcoming sitting room. A large window to the front elevation enables much natural light admittance, and with the benefit of a feature stone fireplace with inset gas fire, this room is a wonderful reception room. Stairs lead to the first floor where there are two well proportioned bedrooms, together with a recently refitted family shower room and w.c.

An attractive entrance gate gives access to the generous parking area and timber framed carport. Some years previously the current owner applied for, and was granted, planning permission to extend the property to provide a four bedroom house. These historic plans are available for those who might like to consider a future planning application. From the driveway steps lead to the side lawned area of garden, fringed with borders attractively planted with a range of shrubs including Euonymus and Lavenders. To the rear is a generous paved seating area, ideal for al fresco dining, together with two aluminium framed greenhouses and a most useful wooden storage shed. For those concerned with strategic location the A40 dual carriageway and M50 motorway are less than 10 minutes' drive, with the market town of Monmouth being approx. 10 miles to the southwest. For those looking for a well presented home in an exceptionally accessible location we strongly recommend and early internal viewing.

Rear Entrance

Accessed from the car port the external door gives access to the rear entrance hall. Door to most useful storage cupboard, and door to





Kitchen/Diner 4.00m (12ft 11in) x 2.76m (8ft 11in)

A range of floor and wall mounted units with work top over. Built in eye level Zannusi oven. Gas hob with extractor hood over. Sink. Plumbing for washing machine. Large window over looking rear garden. Tile effect flooring. Door to generous walk in larder. Door to

Sitting Room 6.12m (19ft 9in) x 4.00m (12ft 11in)

An exceptionally light and welcoming room with feature stone effect fireplace with inset gas fire. Window to front elevation. Radiator. Carpet. Door to

Entrance Hall

Front door gives access to entrance hall. Door to sitting room and stairs lead to first floor.

Bedroom One 4.16m (13ft 5in) x 3.41m (11ft)

Window to front elevation. Door to storage cupboard. Radiator. Carpet.

Bedroom Two 3.44m (11ft 1in) x 2.76m (8ft 11in)

Window to rear elevation. Radiator. Carpet.

Shower Room

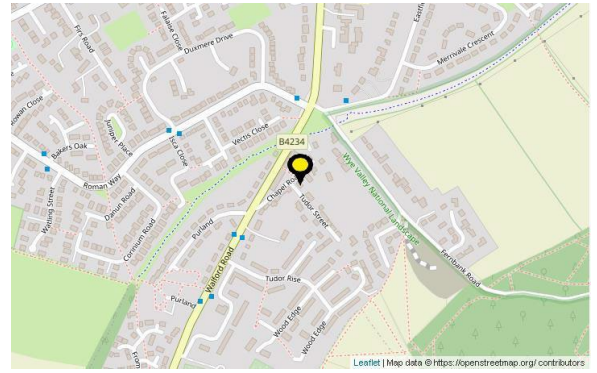
White suite comprising walk in shower with side glazed panel. Vanity unit with sink and storage cupboards under. Low level w.c. Towel radiator. Window to rear elevation.

Outside

Double wooden gates give access to large driveway and gravelled parking area. Timber carport. Steps to raised lawned garden with borders planted with variety of shrubs including Euonymus and Lavender. Large paved seating area to rear separated by attractive low level brick wall. Two aluminium framed greenhouses and useful wooden storage shed.

Directions

Leave the Market House in the centre of Ross-on-Wye heading south on the Walford Road B4234. After just over half a mile you will pass the turning into Roman Way on your right and children's play area on your left. Continue for approximately 100 yards and take the first left onto Chapel Road (quite a sharp turn). Proceed along and turn right into Tudor Street. Tudor Rose will be seen shortly after on your left hand side.



Services

We have been advised that mains gas, water, electricity and drainage 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.

Tenure

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

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

Council Tax

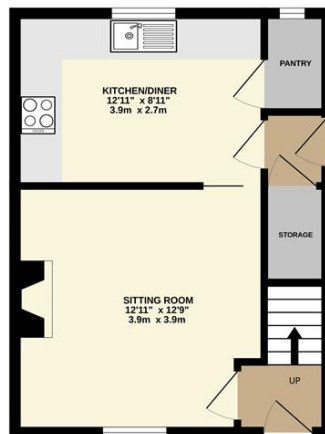
COUNCIL TAX BAND "C"

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

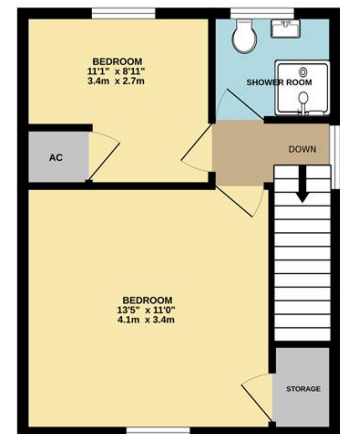
EPC

The EPC rating for this property is D.

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
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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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.



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