



35 The Claytons
Ross-On-Wye HR9 6QD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Offers In Excess Of £160,000

A NEWLY RENOVATED SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE situated in the LOVELY VILLAGE LOCATION of BRIDSTOW on the outskirts of the HISTORIC MARKET TOWN of ROSS-ON-WYE enjoying FAR REACHING VIEWS of the SURROUNDING COUNTRYSIDE, with LARGE ENCLOSED GARDENS.

Nearby 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.





Enter the property via double glazed composite front door into:

ENTRANCE AREA

Shoe and coat storage area.

HALLWAY

Modern Rointe electric inverter low-consumption heater, door to storage cupboard.

LOUNGE

16'3 x 11'5 (4.95m x 3.48m)

Ornate cast iron fireplace with tiled hearth, door to airing cupboard with hot water tank, Rointe electric heater, picture rail, front aspect picture window with views over surrounding countryside towards May Hill.

KITCHEN

12'2 x 7'5 (3.71m x 2.26m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for electric cooker and further appliance, modern panelled radiator, tiled floor, consumer unit, half glazed UPVC door to the garden, rear aspect window. Door to additional pantry with worktop space, shelving, tiled floor, side aspect frosted window.

BEDROOM 1

11'7 x 11'3 (3.53m x 3.43m)

Rointe radiator, wood panelling, front aspect picture window with views over the surrounding countryside towards May Hill.

BEDROOM 2

11'0 x 10'0 (3.35m x 3.05m)

Rointe room heater, rear aspect window overlooking the garden.

SHOWER ROOM

7'6 x 4'9 (2.29m x 1.45m)

Re-fitted suite to comprise corner double cubicle with Mira Sport electric shower, laminate splashback, built-in WC and vanity wash hand basin with mixer tap and cupboards below, gold heated towel rail, spotlighting, rear aspect frosted window.

OUTSIDE

To the front of the property, a gate and pathway leads to the front door with feature pond and slate beds, patio area, lawns, enclosed by mature hedging. The front garden offers potential for off road parking. There is a large rear garden with gravelled seating area, steps leading up to main lawned areas with mature borders surrounding, wooden shed, enclosed by fencing and hedging. There is a BRICK OUTHOUSE (8'5 x 6'7) with additional coal bunker. The outhouse doubles up as a utility room and has power and lighting.

SERVICES

Mains water, electricity and drainage.

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.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

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

TENURE

Leasehold. 125 years from 11th March 1985 to 10th March 2110. 84 years remaining.

Annual ground rent - £10 per annum. Annual service charge - c£165 per annum.

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Follow the Wilton Road out from the centre of Ross town in the direction of the A40 and continue straight over at the Wilton roundabout on to the A49 in the direction of Hereford. Follow the road for a short distance, taking the second right signposted Sellack and Hoarwithy. Continue for a short distance, then take the first right on the bend into the single-track lane and take the next right in to The Claytons. Take the last right turn and follow the road where the property can be found on the right hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

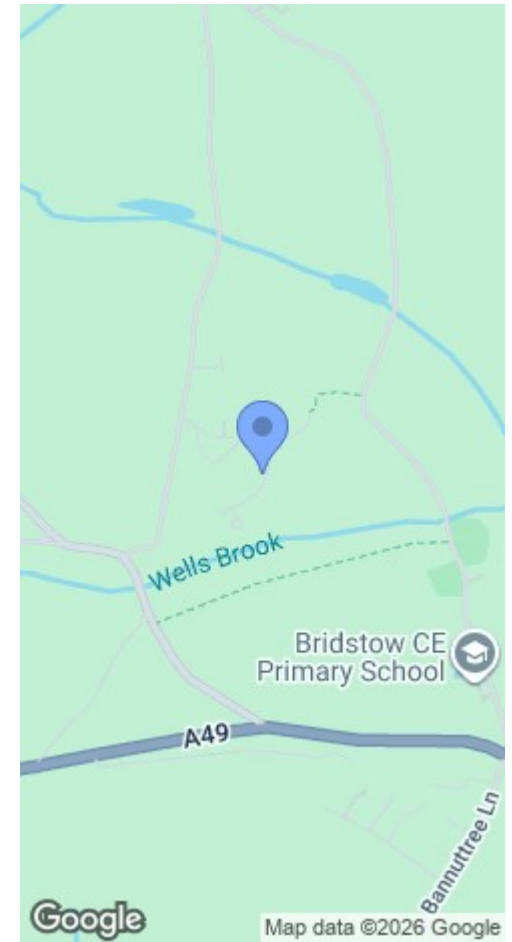
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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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		
49-54	E		
41-48	F		
35-40	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			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	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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