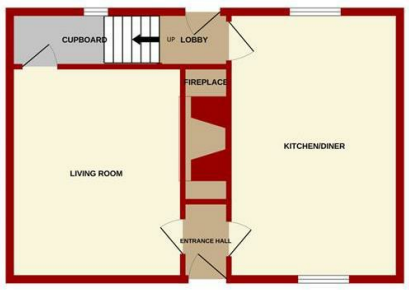
River View, 9 Wye Street
Ross-On-Wye HR9 7BY

STEVE GOOCH
ESTATE AGENTS | EST 1985

GROUND FLOOR



1ST FLOOR

2ND FLOOR

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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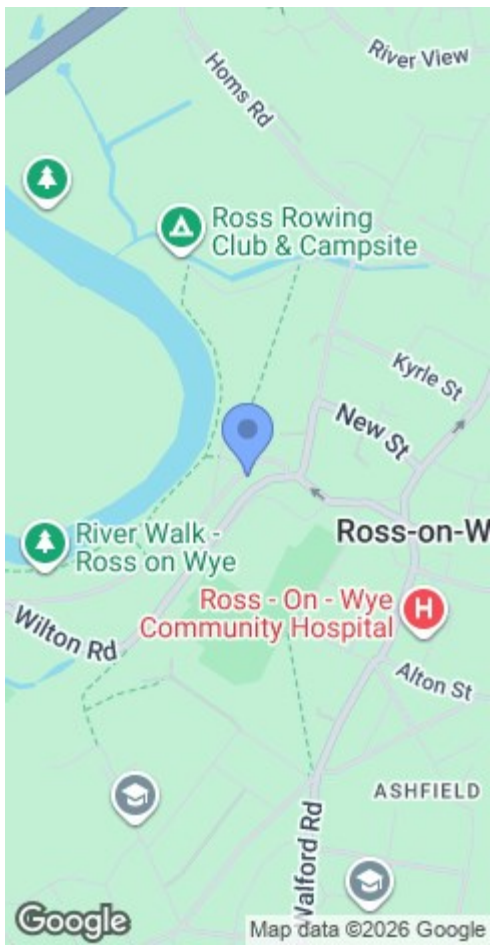

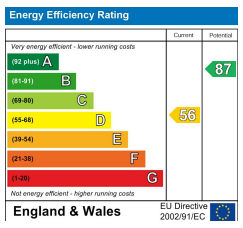

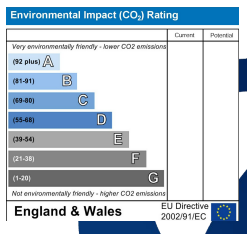

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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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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The property retains its ORIGINAL CHARM WITH CHARACTER FEATURES SUCH AS CAST FIREPLACES AND EXPOSED BEAMS, complemented by modern comforts including GAS CENTRAL HEATING and PARTIAL DOUBLE GLAZING. The accommodation comprises an ENTRANCE HALL, LOUNGE, and an INTEGRATED KITCHEN/DINING ROOM on the ground floor, TWO BEDROOMS and a FAMILY BATHROOM on the first floor, and a FURTHER TWO BEDROOMS and a SHOWER ROOM on the second floor.

Outside, there is a COURTYARD GARDEN with a right of access. Non-allocated on-street parking can be found to the front of the property.

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.

The property is accessed via a timber door with obscure glazed panels to top. This leads into the:

ENTRANCE HALL
Ceiling light, exposed timber lintel, tiled flooring, wall mounted vertical radiator, solid timber doors giving access into:

LOUNGE
13'02 into alcove x 12'11 (4.01m into alcove x 3.94m)
Exposed ceiling timbers, ceiling light, stone fireplace with inset woodburning stove, stone hearth, alcoves to either side, one converted into a useful shelving area, power points, tv point, double radiator, bay window with front aspect double glazed sash style window, solid timber door gives access to an under stairs storage cupboard with lighting, consumer unit, single glazed rear aspect window.

KITCHEN/DINING ROOM
16'01 x 12'04 max (4.90m x 3.76m max)
One and a half bowl, single drainer sink unit, monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for half sized dishwasher, built-in for ring AEG brushed stainless steel hob, AEG oven beneath, tiled flooring, cupboard housing the gas fired central heating and domestic hot water boiler, tiled flooring, underfloor heating, dimmer switches, inset ceiling spots, brick fireplace with feature arch, stone hearth, double radiator, former window converted into a useful shelving unit, front aspect double glazed window, rear aspect upvc double glazed window overlooking the courtyard garden, solid timber door giving access into the:

REAR HALL
Tiled flooring, small alcove storage, shelving area, rear aspect upvc double glazed door leading to the rear courtyard, stairs leading to the first floor:

FIRST FLOOR LANDING
Ceiling lights, stairs leading to the second floor, power points, cast radiator, power points rear aspect single glazed windows overlooking the rear courtyard, pair of glazed panel French doors opening into:

SITTING ROOM/BEDROOM FOUR
10'02 x 13'03 (3.10m x 4.04m)
Ceiling light, cast feature fireplace, built-in wardrobe/storage cupboard, double radiator, power points, BT openreach point, front aspect double glazed window with far reaching views overlooking the River Wye, fields and countryside.

BEDROOM THREE
12'06 x 10'09 (3.81m x 3.28m)
Ceiling light, cast feature fireplace, close couple vanity wash basin with tiled splashback and tap, provision for radiator, power points, front spect double glazed window with far reaching views overlooking the River Wye, fields and countryside.

BATHROOM
White suite with freestanding raised bath, tap fitted over, tiled surround, close coupled w.c, vanity wash hand basin with cupboard beneath, half tiled, cast radiator, rear aspect round glazed window.

From the first floor landing, stairs lead up to the:

SECOND FLOOR LANDING
Ceiling light, exposed ceiling timber, rear aspect velux style roof light, power point, solid timber door giving access into:

SHOWER ROOM
Close coupled w.c, white suite with wall mounted wash hand basin, tiled splashback, quadrant shower cubicle with wet board surround, electric shower fitted, ceiling light, extractor fan, solid timber door giving access into:

BEDROOM TWO
13'09 x 10'07 (4.19m x 3.23m)
Ceiling light, shaver light, shaver point, double radiator, feature cast fireplace, power points, front aspect upvc double glazed window with far reaching views over the River Wye, fields and countryside.

BEDROOM ONE
15'03 x 14'06 (4.65m x 4.42m)
Vaulted ceiling with exposed ceiling timbers, access to roof space, ceiling light, double radiator, power points, range of built-in wardrobes, utility area with plumbing for the automatic washing machine and tumble dryer, wardrobe with hanging rail, vanity wash area with sink, monobloc mixer tap, tiled surround, cupboards beneath, front aspect double glazed window with far reaching views over the River Wye, fields and countryside.

FRONT COURTYARD
A small courtyard area to the front with paving/ seating area, enclosed by walling and railing surround, small shrubs and bushes, steps leading to Wye Street.

REAR COURTYARD GARDEN
Sandstone walling surround, paved patio seating area, outside lighting, outside tap. Gated side access with a right of way.

DIRECTIONS
From Ross on Wye town centre proceed up the High Street, continue along until the road partially converts into the Wilton Road, take the first right onto Wye Street proceed along here where the property can be found after a short distance on the left hand side. If you are coming from the Bridstow roundabout proceed straight over from the Bridstow roundabout take the exit onto the Wilton road the B4260 continue along here crossing the bridge over the River Wye taking the next turning left into Wye Street proceed up the road where the property can be found on the right hand side.

SERVICES
Mains water, drainage, electricity, gas.
Underfloor heating to kitchen.

LOCAL AUTHORITY
Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford HR4 0LE

WATER RATES
Welsh Water Authority - Rate to be confirmed.

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 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors 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)