# White Hart Cottage, 30 Crofts Lane

Ross-On-Wye HR9 7AB

STEVE GOOCH
ESTATE AGENTS | EST 1985

# Guide Price £215,000

OFFERED WITH NO ONWARD CHAIN is this WELL PRESENTED TWO-DOUBLE BEDROOM, TWO BATHROOM TOWN HOUSE previously having formed part of The Stag Public House located in the PRETTY CONSERVATION AREA of Ross on Wye. This charming property has accommodation situated over three floors with BOTH BEDROOMS having EN-SUITE BATHROOMS as well as a DOWNSTAIRS W.C. The property would make for AN IDEAL HOLIDAY LET OPPORTUNITY given its SUPER CONVENIENT LOCATION with access to the RIVER WYE close by.

The accommodation comprises ENTRANCE HALL, DOWNSTAIRS W.C, 14.FT LOUNGE and KITCHEN on the ground floor, BEDROOM with EN-SUITE BATHROOM on the first floor and a FURTHER BEDROOM with EN-SUITE BATHROOM on the second floor.

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.

A side aspect upvc door leads into;

## ENTRANCE HALL
Radiator, stairs lead up to the first floor, doors lead into the downstairs w.c and lounge.

## DOWNSTAIRS W.C
Comprising a low level w.c, wall mounted washbasin, space and plumbing for a washing machine, wall mounted gas-fired combi boiler.

## LOUNGE
14'00 x 12'03 (4.27m x 3.73m)
Radiators, front aspect sash window. Access to;

## KITCHEN
9'00 x 6'04 (2.74m x 1.93m)
Comprising modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Integral electric oven, gas hob and extractor hood. Space for an undercounter fridge or freezer. Skylight.

## FIRST FLOOR LANDING
Rear aspect window, stairs lead to the second floor. Door leads into;

## BEDROOM ONE
13'00 x 12'02 (3.96m x 3.71m)
A spacious double bedroom with radiator, front and rear aspect windows, door into;

## EN-SUITE BATHROOM
6'05 x 6'00 (1.96m x 1.83m)
Three piece white suite comprising a bath with mains fed shower over, low level w.c, pedestal washbasin with tiled splash-backs, heated towel rail, extractor fan.

## SECOND FLOOR LANDING
Rear aspect skylight, door leads into;

## BEDROOM TWO
14'03 x 12'07 (4.34m x 3.84m)
A double bedroom with a radiator, front aspect sash window and rear aspect skylight. Door into;

## EN-SUITE BATHROOM
6'09 x 6'09 (2.06m x 2.06m)
A three piece white suite comprising a bath with mains fed shower over, low level w.c, pedestal washbasin with tiled splashbacks, heated towel rail, extractor fan.

## DIRECTIONS
From the Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout, take the first exit onto the A40 bypass, and continue straight until reaching the Hildersley roundabout. Take the third turning onto the Gloucester Road and proceed until reaching the town centre. Take the turning right into Henry Street where the property can be found on the left hand side.

## SERVICES
Mains water, electricity, drainage, gas.

## 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 Authority

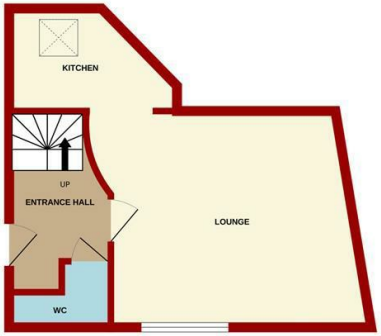
## LOCAL AUTHORITY
Council Tax Band: B
Herefordshire Council, Plough Lane, Hereford HR4 0LE

## 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.

## 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)

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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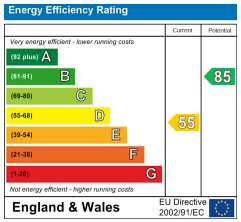


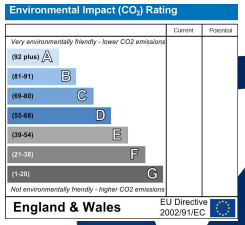


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