



51 Tudor Rise
Ross-On-Wye HR9 5QB

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

NO ONWARD CHAIN A WELL PRESENTED THREE-BEDROOM, TWO RECEPTION 1950'S MID-TERRACE PROPERTY conveniently located on the outskirts of ROSS ON WYE and having good access to BEAUTIFUL COUNTRYSIDE WALKS. This VERSATILE HOME offers a SPACIOUS 17FT. LOUNGE/DINER, MODERN FITTED KITCHEN, separate STUDY/OCCASIONAL FOURTH BEDROOM ideal for working from home or guests, UTILITY, DOWNSTAIRS W.C and SOUTH-FACING CONSERVATORY as well as THREE GOOD SIZED BEDROOMS and BATHROOM to the first floor. Additionally there is DRIVEWAY PARKING FOR TWO VEHICLES and an ENCLOSED SOUTH-FACING REAR GARDEN.

The property is also GAS CENTRALLY HEATED and UPVC DOUBLE GLAZED.

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 front aspect composite door with window to side leads into;

ENTRANCE HALL

Radiator, stairs lead up to the first floor landing, doors lead off to the lounge/diner, kitchen and study.

LOUNGE/DINER

17'11 x 11'01 (5.46m x 3.38m)

A bright and spacious room with feature fireplace that could easily be opened back up with scope for a wood burning stove, radiators, front aspect window, French doors lead into the conservatory.



KITCHEN

13'08 x 8'04 (4.17m x 2.54m)

Modern fully fitted wall and base level units with laminate worktops and tiled splash backs, inset 1.5 bowl stainless steel sink unit with drainer, integral electric oven, gas hob and extractor hood. Space and plumbing for a dishwasher and a fridge/freezer. Door leads to the utility.

UTILITY

Fitted laminate worktop with space and plumbing below for a washing machine, space above for a tumble dryer. Side aspect window, door into:

W.C

Close coupled w.c, wall mounted washbasin, small obscured rear aspect window.

STUDY

9'01 x 6'01 (2.77m x 1.85m)

Ideal as a work from home space or occasional guest bedroom, radiator, front aspect window.

CONSERVATORY

9'10 x 9'08 (3.00m x 2.95m)

Of upvc and doubled glazed construction, south-facing making this a fantastic space for sun lovers, power and lighting, side aspect French doors lead out to the garden.





LANDING

Airing cupboard housing the gas-fired combi boiler, rear aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

11'09 x 10'04 (3.58m x 3.15m)

Built in over-stairs wardrobe, radiator, loft hatch with drop down ladder leads to the boarded and insulated loft space, front aspect window with far reaching views.

BEDROOM TWO

11'02 x 9'08 (3.40m x 2.95m)

Built in over-stairs wardrobe, radiator, front aspect window with far reaching views.

BEDROOM THREE

9'04 x 7'11 (2.84m x 2.41m)

Built in wardrobe, radiator, rear aspect window overlooks the garden.

BATHROOM

7'01 x 5'09 (2.16m x 1.75m)

Modern three piece white suite comprising a panelled bath with electric shower over, close coupled w.c and pedestal washbasin. Radiator, partly tiled walls, obscured rear aspect window.

PARKING

To the front of the property there is a block paved driveway suitable for parking two vehicles.

OUTSIDE

A gate and steps lead to the canopied front entrance. The south-facing enclosed rear garden comprises a lower patio and a lawn.

DIRECTIONS

What3Words/// reception.bridge.flank

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 - Rate TBC

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.

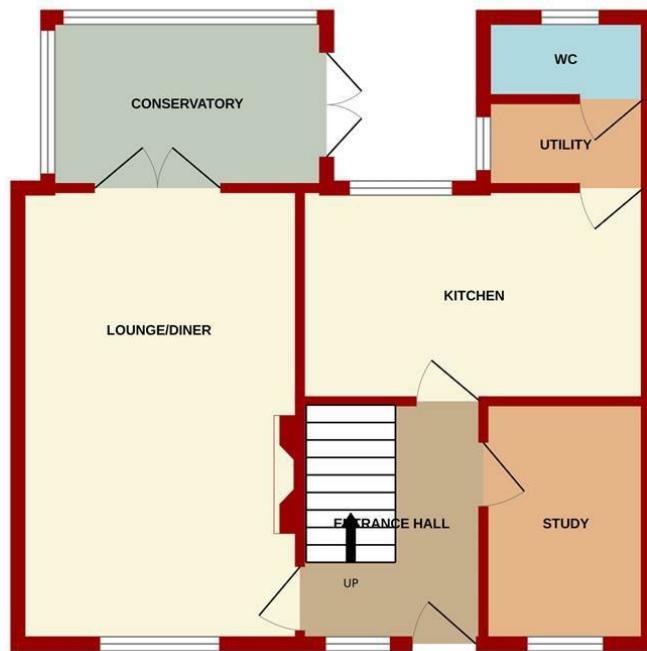
MONEY LAUNDERING REGULATIONS

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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