

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



MOST ATTRACTIVE, RECENTLY RENOVATED TO HIGH STANDARD, VICTORIAN HOUSE RETAINING MANY PERIOD FEATURES. 50' LANDSCAPED REAR GARDEN. EASY WALK OF ALL TOWN FACILITIES.

EPC: TBC

East Bank - £420,000

19 Smallbrook Road, Ross-on-Wye, Herefordshire HR9 7DW

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East Bank

Location

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!

Property Description

Constructed around the turn of the 20th Century East Bank is an attractive brick built property situated in Smallbrook Road, and within easy walk of all the facilities of Ross town centre.

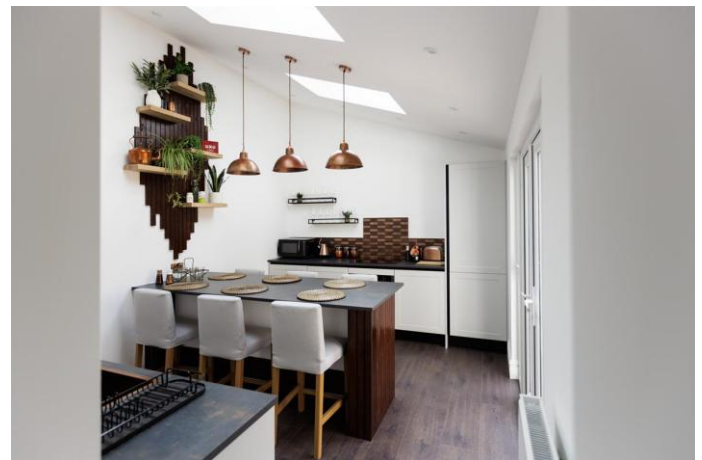
Externally there is a most attractive front facade with interesting brick detailing and sash windows. Internally the current owners have undertaken an extensive renovation and modernisation project, meaning that this property is certainly ready to move in to, and begin enjoying your new home!

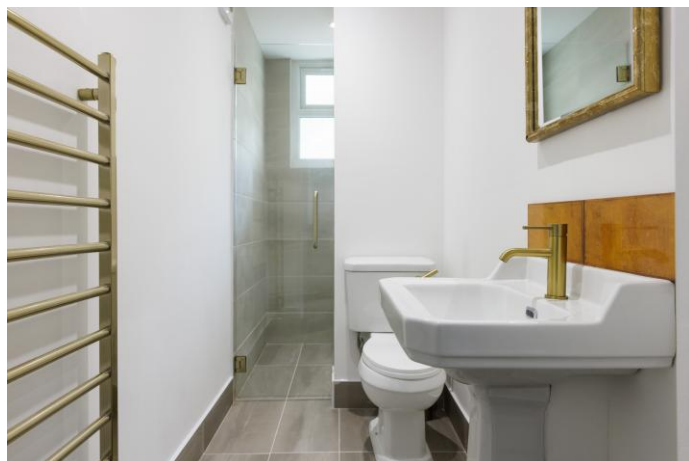
The entrance hall is bright and welcoming and leads to the sitting room with windows to both elevations and a period fireplace. From here there is a ground floor bedroom with beautifully appointed ensuite shower room, whilst to the rear of the property is the striking kitchen/diner. Fitted with a range of sleek units and built in appliances the kitchen has a modern and contemporary feel, enhanced by the addition of the Velux roof lights, and the folding doors, which open onto the sun terrace and gardens beyond.

The staircase with glass balustrade, lead to their first floor where there are two further bedrooms, both with windows to two elevations, together with a sumptuous bathroom, complete with roll top bath!

To the front of the property is an attractive low maintenance garden filled with a range of planting, whilst to the rear one finds an oasis of tranquillity. A paved seating area adjacent to the kitchen provides space for alfresco dining, whilst the attractive decked seating area is a perfect spot to enjoy a glass of wine!

Stone steps lead to the lawned garden, edged with borders filled with pollinator friendly planting, whilst to the far end of the garden there is a further, raised, most attractive seating area.





ACCOMMODATION:

Entrance Porch

Front door leading into porch with door into

Hallway

A light and welcoming space with attractive glass balustrade stairs which leads to the first floor. Doors to

Kitchen/Breakfast Room 4.54m (14ft 8in) x 3.25m (10ft 6in)

A modern and attractive kitchen with a range of fitted units with work top over. Integrated oven and hob and fridge freezer, dishwasher and internal bins. French doors opening onto the sun terrace beyond and Velux windows ensure this space is flooded with natural light.

Living Room 4.26m (13ft 9in) x 3.46m (11ft 2in)

Windows to both elevations. Feature fireplace and attractive storage shelving with lighting.

Bedroom 4.37m (14ft 1in) x 3.46m (11ft 2in)

Windows to two elevations and attractive storage space with lighting. Door to

En-Suite Shower Room

White suite comprising pedestal hand basin, w.c. and walk in shower cubicle with glazed door. Window to rear elevation. Heated towel radiator.

Bedroom 4.37m (14ft 1in) x 3.56m (11ft 6in)

Windows to two elevations. Attractive feature fireplace.

Bedroom 4.37m (14ft 1in) x 3.02m (9ft 9in)

Windows to two elevations. Attractive feature fireplace.

Bathroom

An exceptionally well appointed bathroom with rolltop bath, pedestal hand basin and w.c. Heated towel radiator. Window.

Outside

To the front of the property is a low maintenance garden. A side access leads through to the most attractive rear garden, where there are several seating areas as well as a lawn with a variety of mature fruit trees. Parking is on street directly opposite the property. A residents parking permit would be required.

Services

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

Directions

What3words:///leaps.irrigated.placidly



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

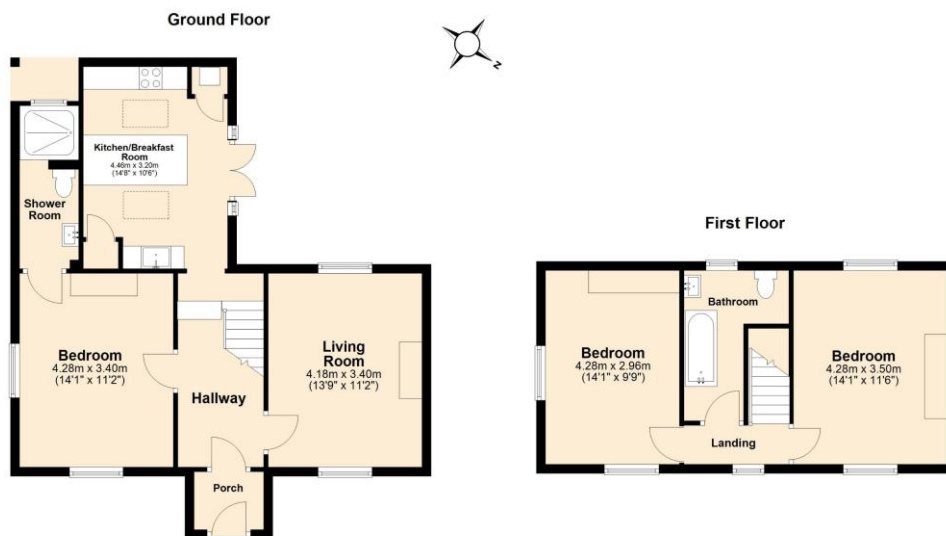
Council Tax

COUNCIL TAX BAND "D"

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 TBC



Total area: approx. 99.2 sq. metres (1067.5 sq. feet)



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.

