

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PROPORTIONED DETACHED BUNGALOW, WITH GENEROUS GARDENS, GARAGE/WORKSHOP IN PEACEFUL CUL-DE-SAC POSITION AND WITHIN EASY ACCESS OF ROSS TOWN AND ITS FACILITIES. EPC D**

## 3 Corinium Road - £329,000 Guide Price

Ross-on-wye, Herefordshire, HR9 5UQ

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# 3 Corinium Road

## Location & Description

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, perhaps downing a refreshing cider from one of the many local artisan cider makers.

## Property Description

3 Corinium Road occupies a prominent position on a peaceful and tranquil cul-de-sac just over one mile south-west of Ross-on-Wye town centre. Built some 45 years ago by reputable local builders Collier and Brain, the bungalow occupies a particularly generous plot, provides well proportioned accommodation and enables easy access to both the facilities of Ross town centre, as well as the nearby Town and Country trail, ideal for walking your dog!

An exceptionally generous reception hall gives access to the lounge with feature fireplace, three bedrooms, and a family bathroom. Accessed also from the central hallway is the light and welcoming kitchen which leads through to a partially glazed sunroom giving direct access to the rear garden. The bungalow itself will need some redecoration and updating, but with a surprisingly large rear garden, a garage together with workshop and w.c. this property is positioned in a very accessible location with regular bus service to Ross town centre, and will give any prospective purchaser the opportunity to create a fantastic home.

The accommodation with approximate dimensions is as follows:

### Entrance Lobby

UPVC double glazed front door opens into entrance lobby. Secondary glazed front door to

### Generous Entrance Hall

Carpet. Radiator. Doors leading to all rooms. Glazed door to

### Sitting Room

Double glazed window to front elevation. Brick surround fireplace, inset gas fire. Carpet. Radiator. Ceiling light.

### Kitchen

Range of Shaker style, cream coloured, floor and wall mounted units with worktop over. Stainless steel single sink and drainer. Electrolux gas hob. Europa Solar Plus double oven. Space for dishwasher/washing machine. Radiator. Double glazed window overlooking rear elevation. Door to

### Sun Room

Low level brick wall with double glazed units above. Patio door to rear.







#### **Bedroom One**

Double glazed window to rear elevation. Built in wardrobe. Carpet. Ceiling light.

#### **Bedroom Two**

Double glazed window to front elevation. Carpet. Radiator.

#### **Bedroom Three/Study**

Double glazed window to front elevation. Radiator. Carpet.

#### **Family Bathroom**

Avocado coloured suite comprising bath with shower over. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window.

#### **Boiler Cupboard**

Glowworm Flexcom HX gas boiler. Hot water tank. Ceiling light.

#### **Storage Cupboard**

Shelving

#### **Outside**

Front – Driveway with parking for several vehicles. Lawn. Side pedestrian gate giving access to rear garden. Level lawn area to one side. Raised bed ideal for shrubs/vegetable garden. Range of established shrubs including standard variegated Holly, Euonymus, Skimmia and Rosemary.

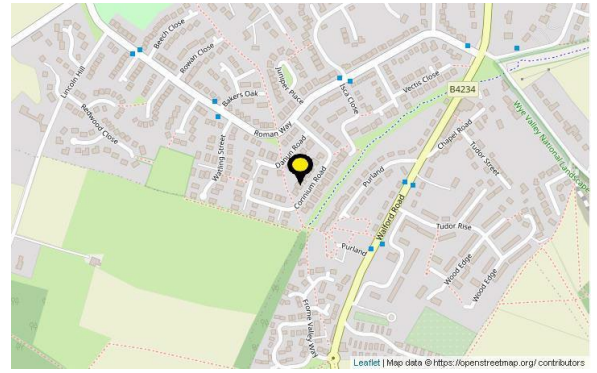
#### **Garage / Workshop**

Up and over door. Side pedestrian door. Power. Lighting. Tap. Door to gardeners cloaks and w.c.



## Directions

From the stone-built market house in the centre of Ross, proceed southwards from the town along the Walford Road. After  $\frac{3}{4}$  mile, turn right into Roman Way, thereafter taking the fourth turning left into Corinium Road. No.3 is found shortly after on the left hand side.



## Services

Mains water, electricity, gas and drainage are connected. We have been advised that mains services 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.

## 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

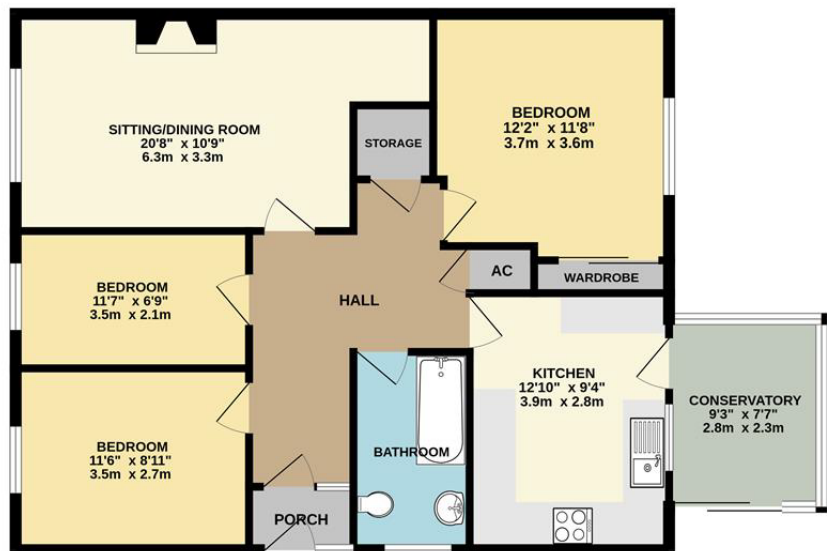
COUNCIL TAX BAND "D"

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 D.

GROUND FLOOR  
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.3 sq.m.) approx.  
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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**Ross-on-wye Office**  
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## 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.

