

9 New Street
Ross-On-Wye HR9 7DA

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £350,000

OFFERED WITH NO ONWARD CHAIN is this DECEPTIVELY SPACIOUS FOUR BEDROOM GRADE 2 LISTED RECENTLY CONVERTED TOWN HOUSE having formerly been part of the Horse and Jockey Inn, CONVENIENTLY LOCATED A STONES THROW FROM ROSS ON WYE TOWN CENTRE. The accommodation is SET OUT OVER FOUR FLOORS with a SMALL CELLAR, and benefits from a GENEROUS ENCLOSED REAR GARDEN.

The accommodation comprises ENTRANCE LOBBY, 26.FT OPEN PLAN LIVING AREA and KITCHEN/BREAKFAST ROOM on the ground floor, BEDROOM AND FAMILY BATHROOM on the first floor, TWO BEDROOMS AND LARGE WALK-IN WARDROBE/POSSIBLE STUDY on the second floor and a FURTHER BEDROOM on the third floor. The property is GAS CENTRALLY HEATED.

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 solid wood door leads into;

ENTRANCE LOBBY
LV wood effect flooring, stairs lead up to the first floor landing, door leads into;

LIVING AREA
26'10 x 11'2 (8.18m x 3.40m)
A bright and spacious open plan area with practical LV wood effect flooring, radiators, under-stairs cupboard with concealed hatch leading down to the small cellar, front aspect sash window, two steps lead up to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
15'9 x 10'1 (4.80m x 3.07m)
Comprising a brand new fully kitchen having a range of dual tone wall and base level units with solid wook worktops, breakfast bar. Inset Belfast style sink unit, integral appliances include an eye level double electric oven, induction hob with extractor hood above, fridge/freezer and washing machine. Brand new wall mounted gas-fired Worcester combi boiler. Decorative tiled flooring, French doors leading out to the rear garden.

FIRST FLOOR LANDING
Doors lead off to a bedroom and family bathroom, stairs continue up to the second floor.

BEDROOM
9'7 x 10'5 (2.92m x 3.18m)
Radiator, tv and broadband points, front aspect sash window.

FAMILY BATHROOM
9'6 x 10'3 (2.90m x 3.12m)
Comprising a brand new four piece suite including a panelled bath with decorative tiled splash-backs, mains fed shower cubicle with wet board surround, close coupled w.c and pedestal washbasin unit with decorative tiled splash-backs. LV wood effect flooring, heated towel rail, rear aspect sash window.

SECOND FLOOR LANDING
Large walk-in wardrobe/potential office space with power and lighting, stairs leading up to the third floor bedroom, doors lead off to two bedrooms.

FRONT BEDROOM
9'6 x 11'5 (2.90m x 3.48m)
Radiator, tv and broadband points, front aspect sash window.

BACK BEDROOM
10'10 x 10'4 (3.30m x 3.15m)
Radiator, tv and broadband points, rear aspect window having lovely surrounding views.

LOFT ROOM
15'0 x 11'2 (4.57m x 3.40m)
Radiator, exposed beams, side aspect window.

OUTSIDE
The rear garden is accessed from the kitchen/breakfast room with French doors opening onto a patio, steps with glass balustrades lead to a composite decking seating area. This leads through to a further space that is currently overgrown having fantastic potential to landscape.

DIRECTIONS
From the Over Ross roundabout, take the turning onto the Ledbury Road into the town centre. Upon reaching the double roundabouts, take the turning right onto Greytree Road. Proceed along, taking the first turning left into Trenchard Street, follwed by the second left into New Street. The property can be found after a short distance on the left hand side, opposite New Street Carpark.

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: TBC. Still currently under the deleted title for The Horse & Jockey.
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)





MISREPRESENTATION DISCLAIMER

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.