JOHN GOODWIN
THE PROPERTY PROFESSIONALS
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4, Blackfields Cottages, Sixth Avenue, Greytree HR9

Guide Price £220,000

A three-bedroom brick-built cottage in Greytree, Ross-on-Wye, offering an open-plan lounge and dining area, fitted kitchen, bathroom, spacious rear garden and on-street parking, with excellent scope for updating and personalisation. EPC D

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Summary

A three-bedroom brick-built cottage in Greytree, Ross-on-Wye, offering an open-plan lounge and dining area, fitted kitchen, bathroom, spacious rear garden and on-street parking, with excellent scope for updating and personalisation. EPC D

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

Description

A three-bedroom brick-built cottage offering two reception rooms, a fitted kitchen and a spacious rear garden. The property retains a number of character features, including timber flooring and a fireplace with a black slate surround and hearth, while offering scope for further updating and personalisation.











The ground floor provides two separate reception rooms. The living room features a fireplace with black slate surround and hearth, while the dining room benefits from useful understairs storage and French doors opening directly onto the rear patio. With a westerly aspect, the dining room and adjoining patio are well positioned to enjoy the afternoon and evening sun.

The fitted kitchen provides a range of storage units and space for integrated cooking appliances, with the property also benefiting from a Worcester Bosch boiler.

To the first floor are three bedrooms and a bathroom fitted with both a bath and separate shower enclosure.

Outside, the rear courtyard leads to a generous west-facing garden with established shrubs and trees, together with a timber garden shed. A patio adjoining the dining room provides an ideal spot for outdoor seating and enjoying the evening sun. Parking is available on street.

Entrance Hall Enter via secure obscured door, wood flooring, pendant light fitting.

Living Room - 3.51m x 2.9m (11'6" x 9'6") Featuring timber flooring and a feature fireplace with black slate surround and hearth. A window overlooks the front, with a pendant light fitting and power points. Open to the dining area.

Dining Area - 3.78m x 2.9m (12'5" x 9'6") With timber flooring continuing from the lounge and ample space for a dining table and chairs. French doors provide plenty of natural light and open directly onto the rear patio, enjoying a westerly aspect and evening sun. Useful understairs storage, pendant light fitting and power points.



Kitchen - 3.43m x 2.31m (11'3" x 7'7") Fitted with a range of cream wall and base units, drawers and glazed display cupboards, complemented by dark timber worktops and tiled splashbacks. An inset ceramic sink with mixer tap sits beneath the rear-facing window. Space for an electric hob, oven and microwave. With black slate tiled flooring, Chrome LED spotlights, power points and a breakfast bar.

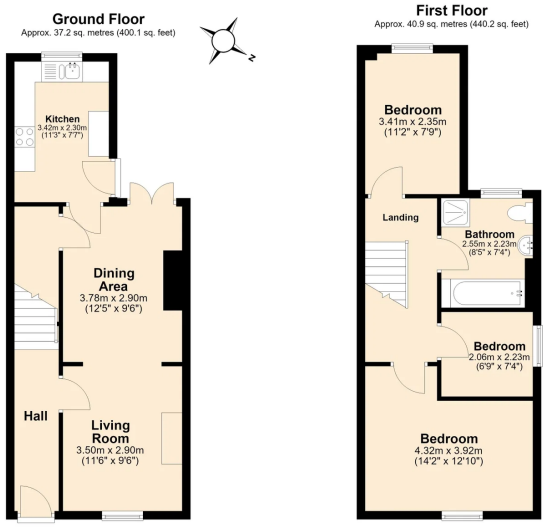
First Floor Landing With fitted carpeting and a painted timber balustrade overlooking the staircase. Doors lead to the bedrooms and bathroom. With a pendant light fitting and ceiling access hatch.

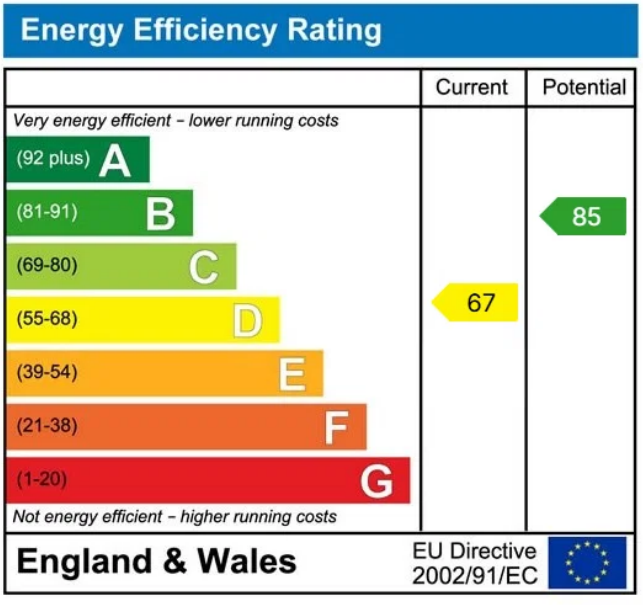
Master Bedroom - 4.32m x 3.91m (14'2" x 12'10") The master bedroom has cream fitted carpeting and a window overlooking the front. With a radiator, pendant light fitting and power points. A chimney breast and adjoining recesses provide space for bedroom furniture.

Bedroom Two - 3.4m x 2.36m (11'2" x 7'9") With a window providing natural light, green fitted carpeting, a tall vertical radiator, pendant light fitting and power points.

Bedroom Three - 2.24m x 2.06m (7'4" x 6'9") With a window, green fitted carpeting, a tall vertical radiator and power points.

Bathroom Fitted with a white suite comprising a panelled bath with separate hot and cold taps, a pedestal wash hand basin and a low-level WC. A separate glazed shower enclosure provides an additional bathing facility. With partially tiled walls, an obscured-glass window, fitted carpeting, a circular wall mirror, shelving and electric heated towel rails.







Outside To the front, a small garden is enclosed by iron railings, with established planting and gated pedestrian access. At the rear, a paved courtyard provides an ideal area for outdoor seating, with steps rising to the dining area and French doors. A pathway continues to the spacious west-facing garden, which is predominantly laid to lawn with a variety of established shrubs, trees and flowering plants. Timber fencing encloses the garden, with a stepping-stone pathway, rotary clothes airer and timber storage shed. Adjoining the kitchen is a useful outbuilding with a slate roof, power and plumbing for white goods, providing a practical utility and storage space.

Services 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.

Council Tax BAND C This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate The EPC rating for this property is D.

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.

Tenure We are advised (subject to legal confirmation) that the property is freehold.

MISREPRESENTATION ACT, 1967

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