



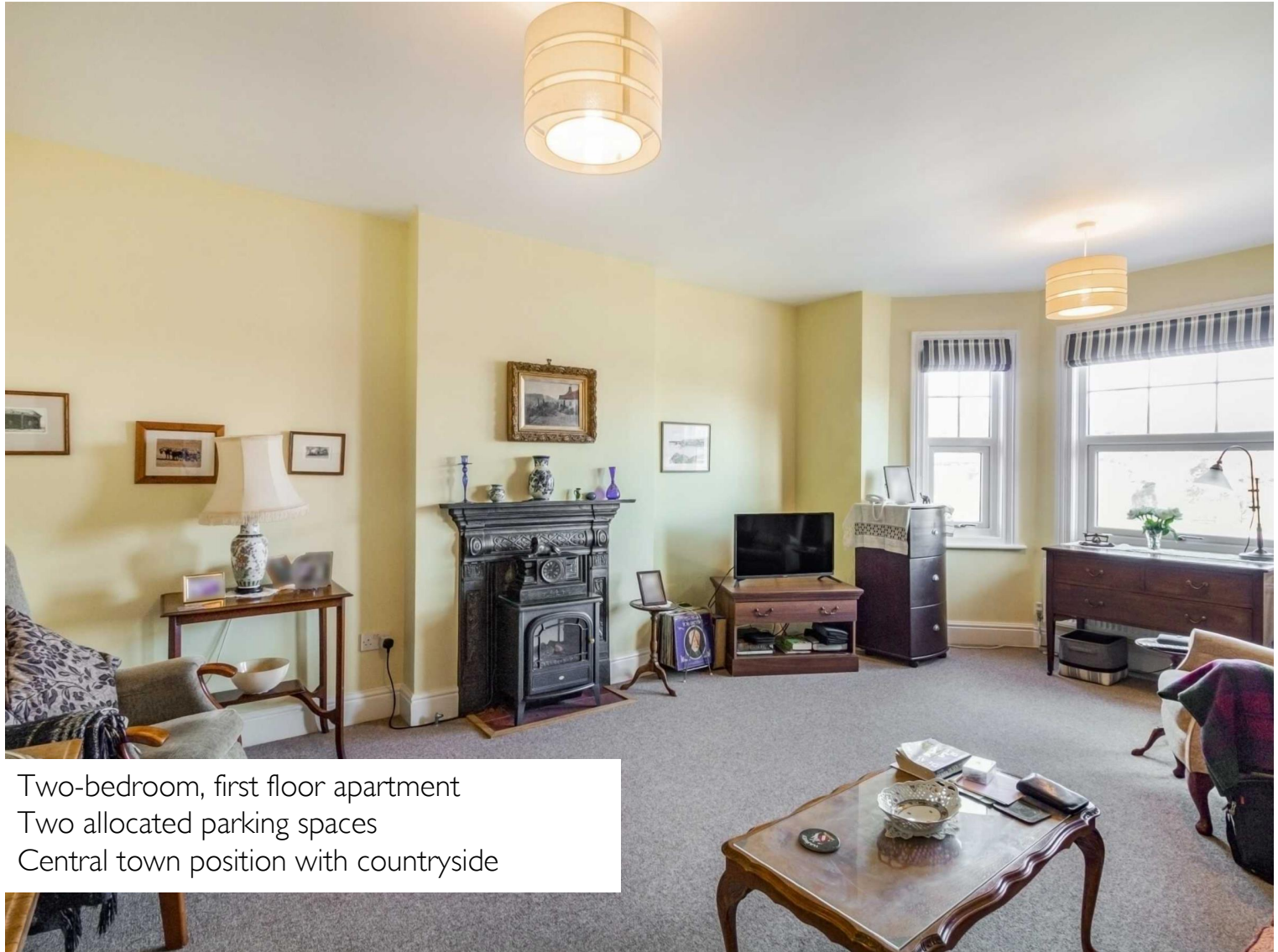
ROSS ON WYE

Offers over **£240,000**



ELTON

Ashfield Park Road, Ross on Wye, Herefordshire HR9 5AS



Two-bedroom, first floor apartment
Two allocated parking spaces
Central town position with countryside

This beautiful period property has bountiful character, separated into several dwellings to provide low maintenance living, while benefiting from the charm of a traditional home. Ornate fireplaces and high ceilings can be found in each room, creating a wonderful canvas to style the property. There are two double bedrooms, a spacious living room and a kitchen/dining room. The bathroom is a substantial size with a bath suite and separate shower unit, while to the exterior, two allocated parking spaces are available in the driveway, with a communal lawn area that keeps gardening to a minimal.

Located on a quiet residential road, this apartment is well-situated within walking distance to the local amenities of Ross on Wye. The area benefits from a Community Hospital, several sporting clubs, a wonderful high street with a combination of boutique stores and well-known retailers and numerous primary schools. Ross on Wye is a charming market town positioned within the Wye Valley Area of Outstanding Natural Beauty. Commuting to neighbouring towns and cities is made easy, with accessible road links to the A40 and M50.



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£240,000



KEY FEATURES

- First floor apartment
- Two double bedrooms
- Private driveway
- Wonderful views
- Well-situated
- Character property



STEP INSIDE



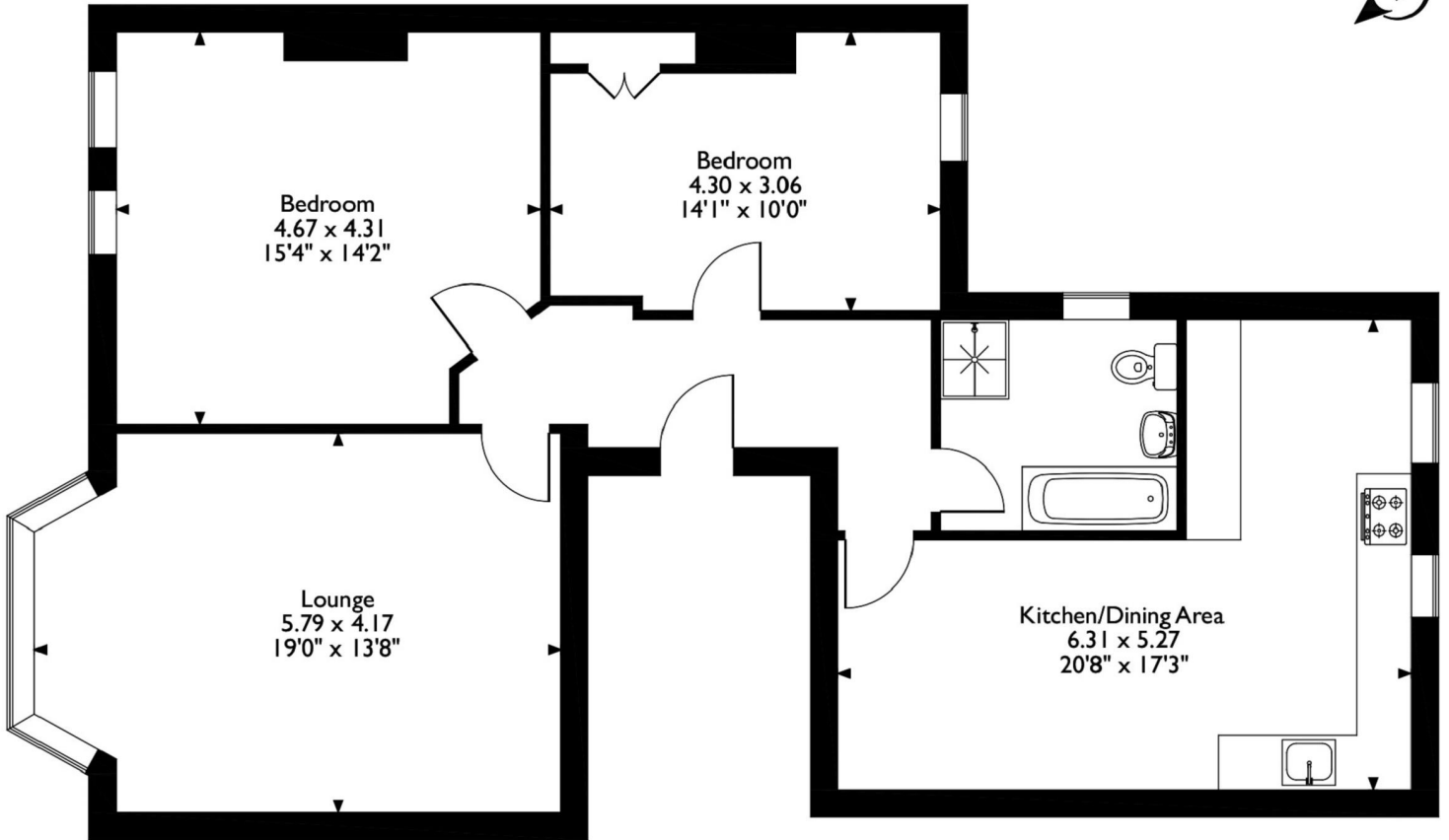
This first-floor apartment creates a perfect balance of traditional and modern, enjoying the grandeur of a Victorian property, while remaining manageable in size. Wonderful character and charm oozes throughout the building, with the apartment enjoying authentic fireplaces in each room and high ceilings, yet benefiting from the tasteful juxtaposition of new fittings, such as the double-glazed windows.

There are two bedrooms, both of which are double, with the second benefiting from a fitted wardrobe, ideal for utilising space. The bay-fronted lounge has wonderful scale for entertaining, whilst the kitchen/dining room also allows further space for casual seating.

The L-shaped kitchen has shaker style units, with integrated appliances to include an electric four-ring hob, oven and overhead extractor fan. There is additional space for free-standing appliances such as a fridge/freezer and household utilities.

Throughout the apartment, there is an abundance of natural light, with large windows, which enjoy lovely views from the rear. There is one bathroom found from the inner hallway, which has a bath suite and separate shower unit.

Approximate Gross Internal Area 94 Sq M/1012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



This property has wonderful presence with a fantastic frontage with a red-brick Victorian style. There is a gravelled driveway with mature shrubs surrounding that provides private parking, with two spaces privately reserved for this apartment. A lawned area to the fore provides a communal outside space, while remaining idyllically low maintenance.

INFORMATION

Postcode: HR9 5AS
Tenure: Leasehold - share
of freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C



DIRECTIONS

From Ross on Wye town proceed into Copse Cross Street and into Walford Road, just before the Prince of Wales turn right into Ashfield Park Road and the entrance will be found at the last semi on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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