



ROSS-ON-WYE

Guide price **£325,000**



51 HIGH STREET

Ross-on-Wye, Herefordshire HR9 5HH



Stylish period maisonette in the heart of Ross-on-Wye
Character-filled interiors with modern updates
Enclosed courtyard perfect for relaxation

Located in the heart of Ross-on-Wye, this three-bedroom period maisonette is the perfect balance between modern comforts and character features. Set on the second and third floor of The Old Bookshop. The location is within walking distance of local amenities which include a variety of restaurants, cafes, and independent shops along the High Street, while the beautiful Wye Valley is just a stone's throw away, offering scenic countryside walks. The enclosed courtyard at the rear adds valuable outdoor space, perfect for enjoying a coffee in the morning sun or a quiet evening.



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KEY FEATURES

- Charming three-bedroom maisonette
- Character features throughout
- Spacious living and dining areas
- Enclosed courtyard for outdoor space with secure storage
- Convenient access to local amenities
- Set in a lively market town



STEP INSIDE



The interior of the apartment showcases a thoughtful layout, featuring a combination of modern and character features.

Upon entering, you are greeted by a hallway that sets the tone for the rest of the home.

The spacious living room features Georgian casement windows, overlooking the historic High Street, making the room feel bright and welcoming.

Adjacent to the living area is a dining room, perfect for entertaining guests or family meals.



With neutral tones and a mix of carpet and tiled flooring, the apartment offers a warm and inviting aesthetic.

STEP OUTSIDE



Outside, the property is accessed through a private door with stairs leading to the first floor where you will find double doors out to the courtyard. This enclosed space presents an opportunity for outdoor furniture and potted plants, ideal for those who enjoy fresh air without the maintenance of a large garden. There is also direct access from the private courtyard terrace to a secure storage building, for large items such as bike storage.

The surroundings of High Street offer a wonderful community spirit, with shops and amenities just a short stroll away, making it a fantastic spot for those seeking the vibrancy of town life.

TENURE:

Leasehold on a 999 year term with a 50% share of the Freehold.

The loft and cellar do not form part of the Leasehold, so any use of it would need to be agreed with the other Freeholder.

AGENT'S NOTE:

Grade II listed building.

INFORMATION

Postcode: HR9 5HH

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: Exempt



DIRECTIONS

Follow Gloucester Road towards the market place and continue onto the High Street and the property will shortly be on the left hand side.. What3words: ///grandson.evolving.calibrate



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