



BRIDSTOW ROSS-ON-WYE

Guide price **£220,000**



APPLETREECOTTAGE

Bridstow, Ross-on-Wye, Herefordshire HR9 6AF



Two Bedroom Semi-Detached Cottage
In Need Of Updating And Modernisation
Off Road Parking, Garage

A two-bedroom semi-detached cottage in need of updating and modernisation, having off road parking, garage, and enclosed gardens within reasonable distance of the Ross-on-Wye town centre, all being offered with no onward chain.

A two-bedroom semi-detached cottage in need of updating and modernisation, having off road parking, garage, and enclosed gardens within reasonable distance of the Ross-on-Wye town centre.

The village of Bridstow offers a Primary School, Village Hall and Parish Church, a well-regarded comprehensive school is in the nearby town of Ross.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

Accessed through the entrance porch, a door opens into the bright and airy living room. Illuminated by a side aspect bay window that floods the space with light, additional front and rear aspect windows contribute to the room's openness. A feature fireplace adds character, while a door provides access to the rear garden and stairs ascend to the first-floor landing.

Adjacent to the living room is the kitchen/diner, boasting a variety of fitted wall, base, and drawer units, ample space for appliances, a single drainer sink unit with tap, and a spacious dining area, the kitchen/diner has front and rear aspect windows.

Ascending the stairs leads to the first-floor landing, granting access to two bedrooms and a bathroom.

The main bedroom features fitted wardrobes and is situated at the front of the property, while the second bedroom also occupies a front-facing position.

The bathroom is equipped with a bathtub, close-coupled w.c., and wash hand basin.

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KEY FEATURES

- Two Bedroom Semi-Detached Cottage
- In Need Of Updating And Modernisation
- Off Road Parking, Garage
- Enclosed Gardens
- Easily Accessible Transport Links
- No Onward Chain

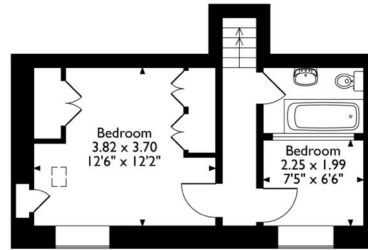


STEP OUTSIDE

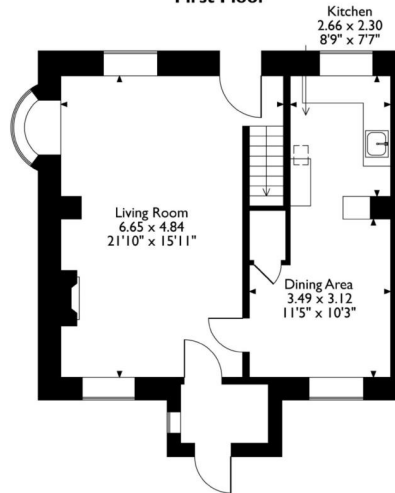
The gardens are mature, and include a patio/seating area with various borders, wooden storage shed, enclosed by fencing surround. There is a parking area to the rear and single garage, which is accessed via an up and over door.



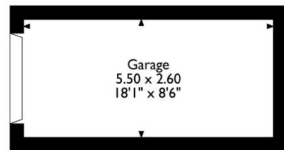
Approximate Gross Internal Area
 Main House = 77 Sq M/829 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 91 Sq M/980 Sq Ft



First Floor



Ground Floor



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.

DIRECTIONS

From the centre of Ross-on-Wye proceed to the Wilton Roundabout and take the first exit towards Monmouth. Continue on this road for a short while taking a right hand turn back on yourself, where the property can be found via or for sale board on your left hand side.



INFORMATION

Postcode: HR9 6AF
 Tenure: Freehold
 Tax Band: B
 Heating: Electric
 Drainage: Mains
 EPC: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G	28	78
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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