



# ROSS-ON-WYE

Offers over **£250,000**



# CLARENCE COTTAGE

6a Tudor Street, Ross-on-Wye, Herefordshire HR9 5PS



Three Bedroom Cottage  
Spacious Living Accommodation With Character Throughout  
Generous Enclosed Rear Gardens

This charming three-bedroom property offers spacious living accommodation throughout with a generous well enclosed rear garden, Clarence Cottage is situated in a scenic and inviting setting. With its three bedrooms and end-of-terrace position, this cottage provides a warm, cosy home whilst being conveniently close to the picturesque town and amenities of Ross-on-Wye.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping 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.



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### KEY FEATURES

- Three Bedroom End Of Terrace Cottage
- Spacious Living Accommodation
- Generous Enclosed Rear Gardens
- Character Features Throughout
- Close To Town Centre And Local Amenities



# STEP INSIDE



The front door gives access into an entrance porch where a door leads to the lounge. This is a bright and airy space, having a window to the front aspect and a feature fireplace. From here, a door leads to an inner hallway, where stairs can be found leading to the first-floor landing and door into the kitchen/diner. The well-appointed kitchen/diner enjoys fitted wall, base, and drawer units, providing ample storage, having space for appliances and a dining table, this kitchen becomes the heart of the home. There is a window to the rear and a door leading to the conservatory.

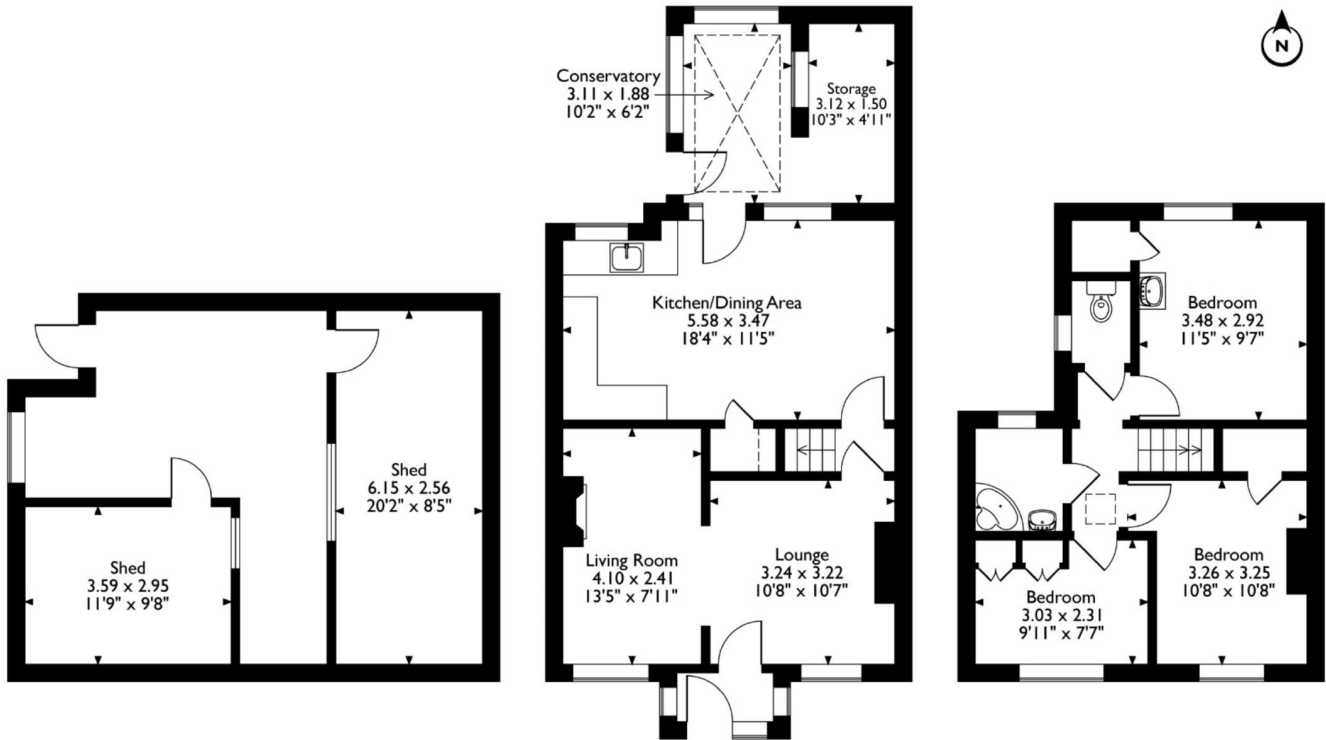
The conservatory, has a door to the garden and an internal door leading to a convenient storage area. This helps maximise and blend indoor and outdoor living.

From the stairs to the landing, where three bedrooms await. The master bedroom, situated to the rear, offers fitted wardrobes for optimal storage. Bedrooms two and three, both positioned to the front, provide comfortable living spaces, with the third bedroom boasting a storage cupboard.

Completing the first floor, is the bathroom, with a bath tub with shower over, wash hand basin, and a separate W.C.

With its thoughtful layout, abundance of natural light, and convenient features, this three-bedroom abode near Ross promises a cozy and inviting retreat for a delightful living experience.

Approximate Gross Internal Area  
Main House = 97 Sq M/1044 Sq Ft  
Outbuilding = 47 Sq M/506 Sq Ft  
Total = 144 Sq M/1550 Sq Ft



**Outbuilding**

**Ground Floor**

**First 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.

# STEP OUTSIDE



The extensive rear gardens are well maintained, having a variety of patio/seating area which leads to lawned area. The lawned areas have various borders of mature flowers and shrubs, which are all manicured. The front of the property offers a pathway leading to the front porch, which is enclosed.

## INFORMATION

Postcode: HR9 5PS

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: D



## DIRECTIONS

From the centre of Ross-on-Wye proceed out on the B4234 toward Walford and continue up the hill and past the Prince of Wales public house on the right hand side, proceed past the crossroads to Roman Way and after approximately 100 yards take the left hand turn into Chapel Road, past the Noah's Ark public house on the right hand side and turn right into Tudor Street and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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