



# ROSS-ON-WYE

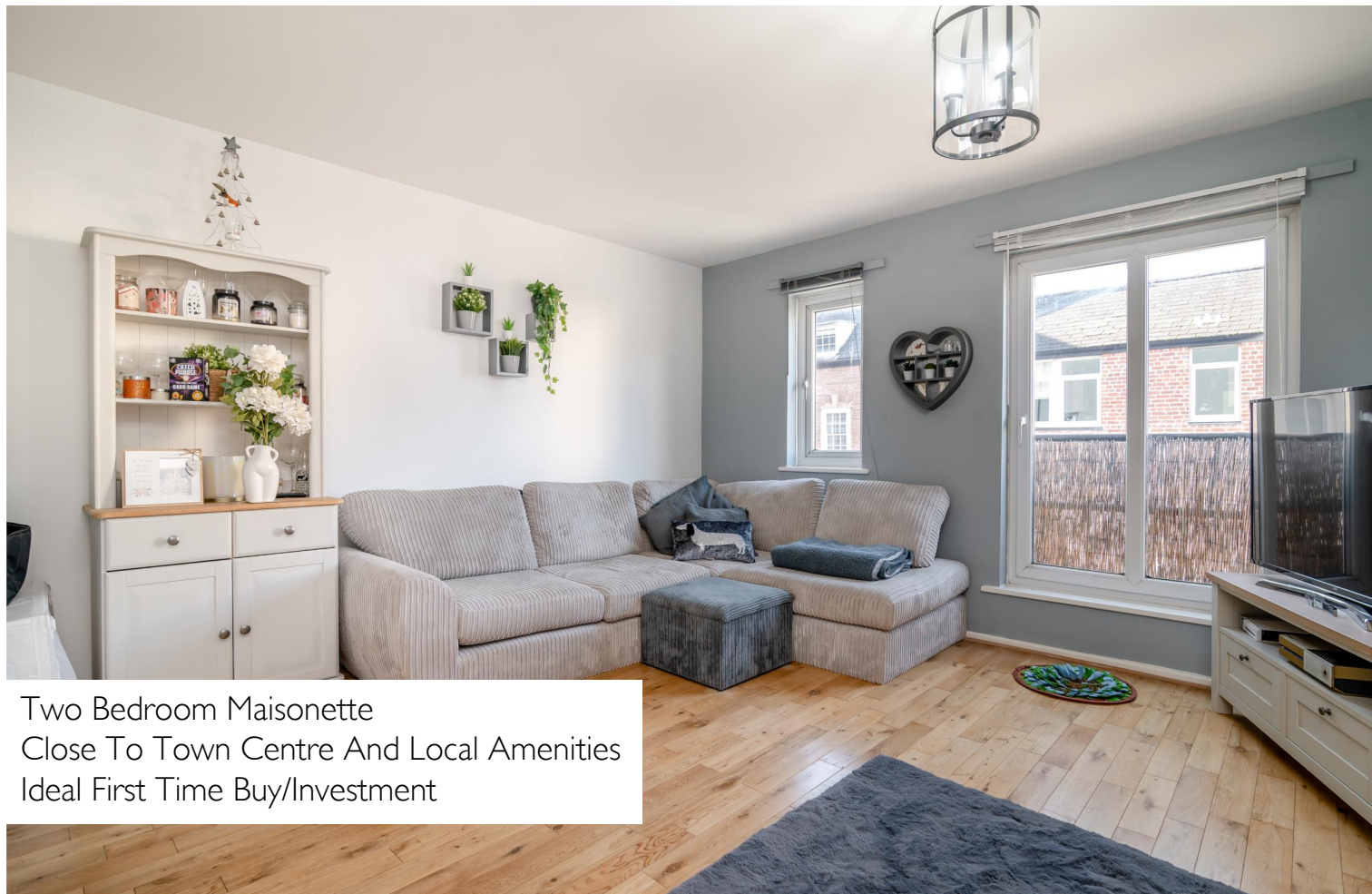
Guide price **£170,000**





# FLAT 3 SWAN COURT

Ross-on-Wye, Herefordshire HR9 7BZ



Two Bedroom Maisonette  
Close To Town Centre And Local Amenities  
Ideal First Time Buy/Investment

A well-presented, two-bedroom maisonette, situated within walking distance of the town centre and amenities. The property benefits from being recently refurbished throughout, having off road parking and a double garage.

A two-bedroom maisonette, well positioned in the popular market town of Ross-on-Wye. The property benefits from off road parking, a double garage, and has been recently refurbished throughout.

The 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.

The property is accessed via a upvc double glazed door into the entrance hallway. Upon entering, you'll find a staircase leading to the first floor, accompanied by convenient storage space underneath. Doors from here lead to the kitchen and the lounge.

The kitchen is newly fitted with a range of fitted, wall base and drawer mounted units, built in appliances, sink unit with mixer tap over, front aspect window.

The light and airy lounge with a window to the rear and a Juliette balcony epitomizes comfort and provides a delightful space to enjoy.

The stairs from the entrance hallway leads to the first floor, with doors to two bedrooms and bathroom. The master bedroom is a generous size, with window to the rear aspect and space for wardrobes, the second bedroom has a front aspect window and door into a built-in cupboard.

The bathroom is newly fitted, having a panelled bath tub with shower over, splashbacks, close coupled W.C., pedestal wash hand basin and heated towel rail.

Guide price  
£170,000



### KEY FEATURES

- Two Bedroom Maisonette
- Off Road Parking, Double Garage
- Ideal First Time Buy/Investment Property
- Recently Re-Furnished Throughout
- Leasehold
- Close To Town Centre And Local Amenities



### STEP OUTSIDE

The property is accessed via communal staircase, which is found from the car park, the property benefits from off road parking, and has a double garage, which is accessed via an up and over door, having power and lighting.

### AGENTS NOTE:

Leasehold

Length of lease: 999

Years remaining: 997

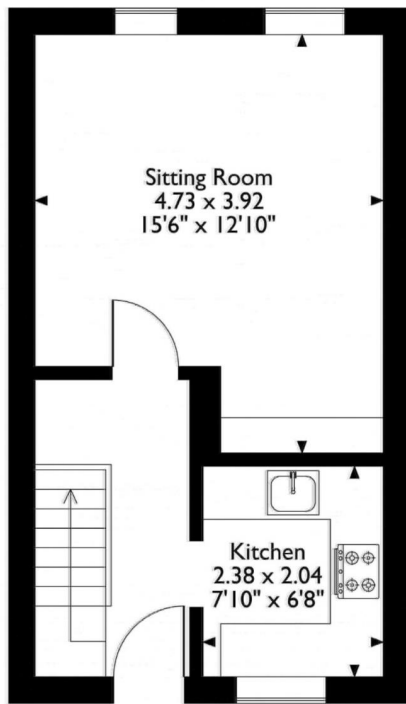
Service charge (per annum): £400.00

No Ground rent

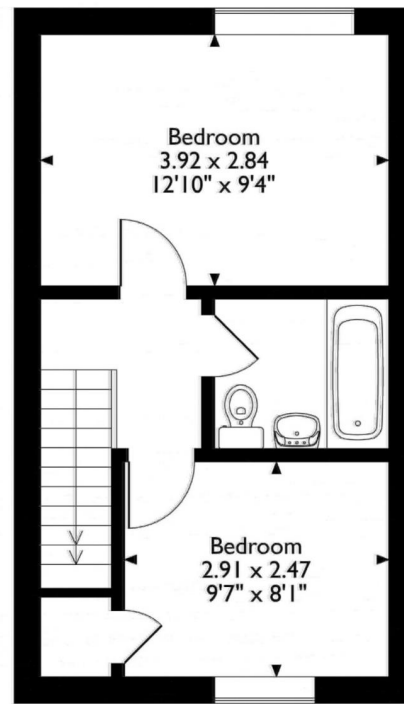




# Approximate Gross Internal Area 58 Sq M/624 Sq Ft



**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.

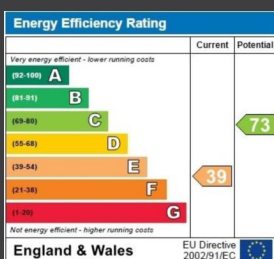
## DIRECTIONS

From the centre of Ross-on-Wye proceed on the high street until you get to the crossroads, turning right opposite the Man Of Ross pub onto Edde Cross Street, turn immediately right into the car park area where the property can be found via our for sale board.



## INFORMATION

Postcode: HR9 7BZ  
Tenure: Leasehold  
Tax Band: A  
Heating: Electric  
Drainage: Mains  
EPC: E



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