



ROSS-ON-WYE

Guide price **£425,000**



GROUND FLOOR FLAT

Cradoc House, Gloucester Road, Herefordshire HR9 5LR



Spacious three bedroom ground floor apartment
Over 2000sqft of living space
Prestigious location close to town centre

This spacious and charming ground floor apartment boasts over 2000sqft of living accommodation, having three bedrooms, three reception rooms. The property is situated in a popular location, close to the Ross Town Centre and has fantastic transport links. Outside, it has off road parking and enclosed gardens.

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.



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KEY FEATURES

- Spacious three bedroom, three reception room ground floor apartment
- Over 2000sqft of living space
- Prestigious location close to town centre
- Close proximity to transport links
- En-suite to principal bedroom
- Off road parking, enclosed gardens



STEP INSIDE



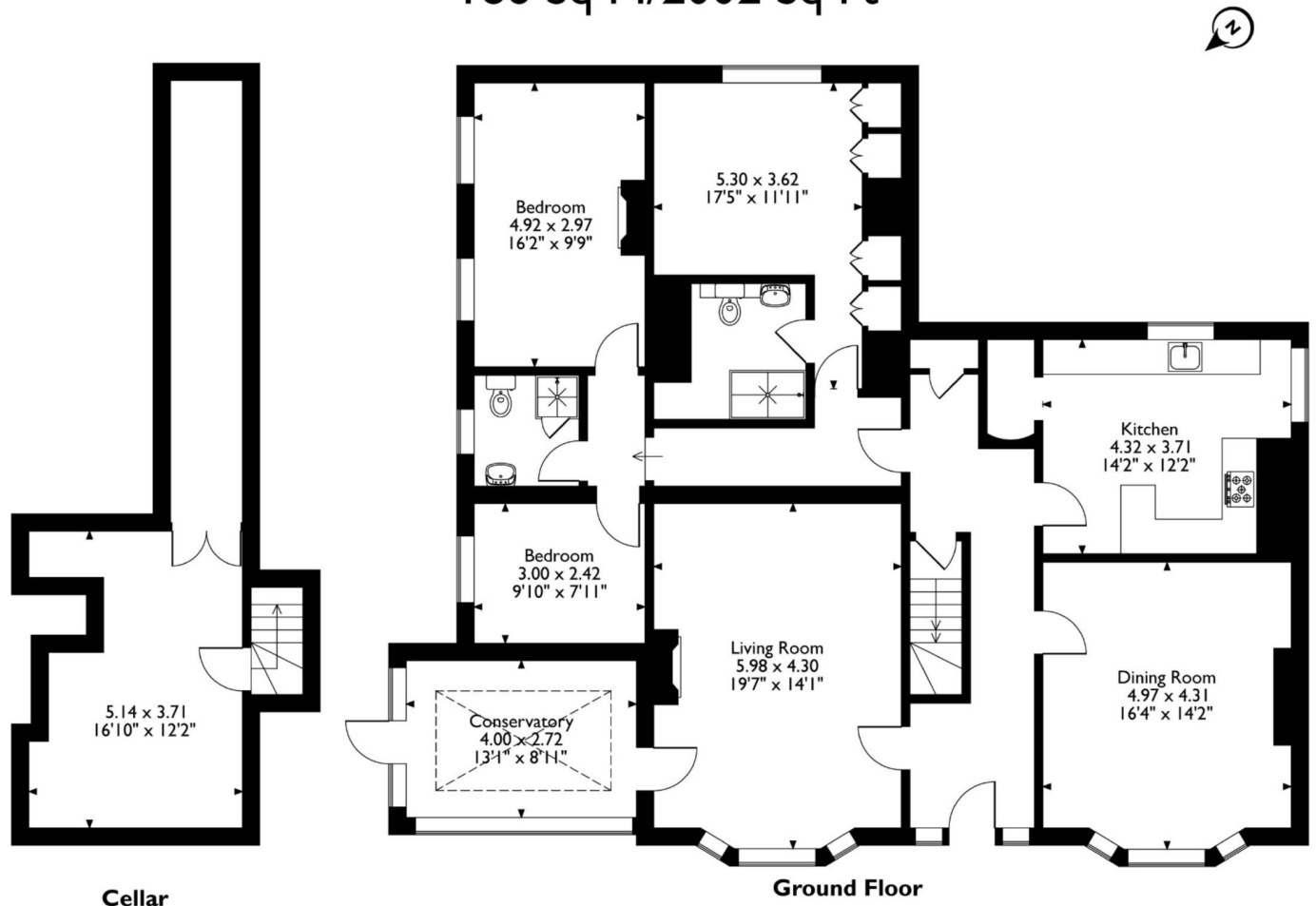
Entering through the entrance hall which has Minton tiled flooring, you will find doors to the living room, dining room, kitchen/breakfast room, all three bedrooms and family bathroom. From the entrance hallway, there is also access and stairs leading down to the cellar.

You are immediately drawn into the inviting living room, which has a striking feature fireplace and a front aspect bay window which streams light, this room is well proportioned. There is a door into the conservatory which has windows to the front and door to the side aspect which lead to the gardens.

The dining room is also to the front, again boasting a bay window and having space for a large dining table/chairs.

The kitchen/breakfast room comprises a range of fitted wall, base and drawer mounted units, adorned with worktops, space for range cooker, various built-in appliances, opening into a pantry cupboard and windows to the side and rear aspect.

Approximate Gross Internal Area 186 Sq M/2002 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.

All three bedrooms are a fantastic size, the principal benefitting from vast amount of fitted wardrobes, being situated to the rear aspect, also hosting an en-suite shower room, which has shower cubicle, wash hand basin and W.C.

Bedroom two has two windows to the side aspect, creating a light and airy space. The third bedroom also has a window to the side aspect, a versatile room that could be used as an office/study.

The main family bathroom has a shower cubicle with mains shower and splashbacks, close coupled W.C. And wash hand basin.

STEP OUTSIDE



The property has off road parking for several vehicles, with gardens to the side and rear.

The rear gardens are well manicured, being mostly laid to lawn, having mature shrubs, trees, flowers and bushes, there is patio/seating areas for entertaining and relaxing, being well enclosed by fencing surround.

AGENTS NOTE:

Lease years remaining: 980 years remaining (April 2024).

Ground rent: £25 p.a.

INFORMATION

Postcode: HR9 5LR

Tenure: Leasehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Ross-on-Wye office, head down Broad Street, turning right onto Station Street. Reaching the junction, turn right, taking the third exit at the mini roundabout onto Cantiloupe Road, continue to the top of this road turning left onto Gloucester Road, the property can then be found on the left hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	64	77
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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