



4 COPSE CROSS STREET

ROSS-ON-WYE, HR9 5PD

Guide price: £200,000

This recently refurbished three-storey townhouse is set in the heart of Ross-on-Wye, a pretty market town. The terraced property, which is Grade II Listed, exhibits a plethora of period features such as exposed beams, timbered walls and curved staircases.

Ideal investment opportunity or first-time buy

Chain free • Two bedrooms • Sitting room • Kitchen • Study/dressing room/guest bedroom • Bathroom • Low-maintenance garden •

Location

Copse Cross Street is set in Ross-on-Wye's welcoming town centre. This offers an assortment of shops, supermarkets, independently-owned boutiques, a range of restaurants, welcoming pubs and various leisure facilities.

There are four schools dotted around the town - three primaries and one secondary and the closest to Copse Cross Street is Ashfield Park Primary School (which carries a 'Good' Ofsted grade). Ross also houses two GP surgeries and both of these, plus the local community hospital, are all a short walk from the property.





This image has been digitally dressed

The home at a glance

The main entrance into the home leads straight into the sitting room, a space that carries a timbered ceiling, which sets a charming first impression.

This flows through into the newly-fitted kitchen, which is filled with plenty of natural light. Chic muted grey base-and-wall-mounted units are beautifully complemented by wood-effect worktops and there is a Prima fan oven, a gas hob and an extractor fan, plus a 1 + 1/2 sink with a pull-out mixer tap and space for an under-counter fridge.

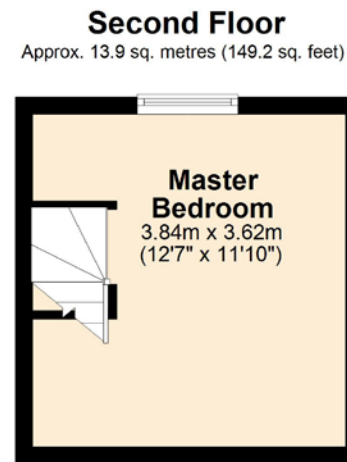
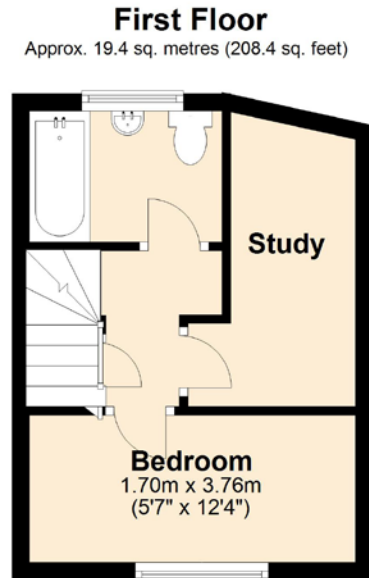
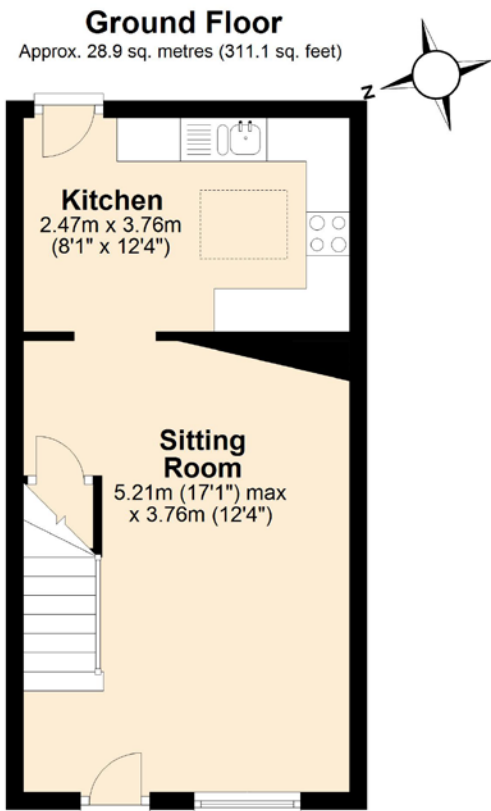
A staircase in the sitting room leads to the first floor and a landing gives access to three rooms - a family bathroom - which is fitted with a three-piece white suite - a single bedroom and another room which could serve as a study, dressing room or third bedroom.

A staircase off the landing leads to the top floor, giving access to the delightful master bedroom; a grand expanse that boasts a vaulted beamed ceiling and overlooks Ross-on-Wye's town centre.

Outside, there is a low-maintenance rear garden which includes gravelled terraces bordered by flower beds, giving an ideal spot for alfresco dining. There are also two sheds in the far corner, offering additional storage space.

Good road links

It is worth noting that Ross-on-Wye is within easy access of major road networks. From Copse Cross Street, the A40 is around a mile away and the east-bound road provides a direct route to Gloucester, Cheltenham and the Cotswolds. Meanwhile, motorists heading in the opposite direction can journey towards the M4 at Newport, giving access to Cardiff and London. In addition, the M50 motorway is around two miles away and this gives good access to the M5 - leading to Birmingham and Bristol.



Total area: approx. 62.1 sq. metres (668.7 sq. feet)



Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

General

Services

Mains water, electricity and drainage. Mains gas central heating. Telephone line and broadband.

Local authority

Herefordshire Council. Council tax band B.

Tenure

Freehold

Directions

From the Ross-on-Wye Market House, head away from the town centre towards Santander. Head along Copse Cross Street, pass Enhanced Homes and 4 Copse Cross Street will be found on the left-hand side of the road.

What3Words: arts.classic.sues

- Set in Ross-on-Wye's town centre •
- Monmouth 10 miles • Hereford 16 miles •
- Gloucester 18 miles • Cheltenham 24 miles
- Bristol 58 miles • Birmingham 60 miles •

(All distances are approximate)

Agent's note: There is also an opportunity to also purchase a neighbouring property via separate negotiation.



**55 BROAD STREET, ROSS ON WYE,
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