

## 10 Oaklands, Ross-On-Wye

£175,500 Freehold

Mid Terraced Property • Bedroom and Study • Kitchen and Living Room • Shower Room • Garden and Off Road Parking • EPC Rating C: Council Tax Band C



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A smartly presented Mid Terraced Property with one Bedroom and separate Study, and benefiting from enclosed garden and off road parking.

The accommodation comprised of Entrance Hall, Kitchen, Living room and to the first floor there is a double Bedroom, Shower room and Study.

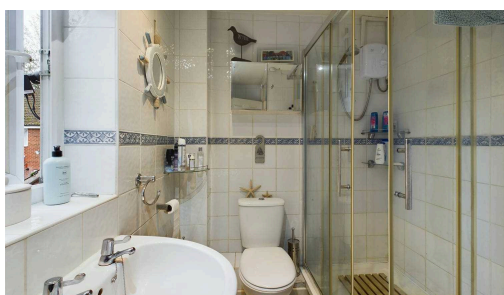
Outside to the front is a lawned garden. The rear garden is laid to patio with raised flower planter and garden shed with power. Gated access leads to Off Road Parking for 2 cars.

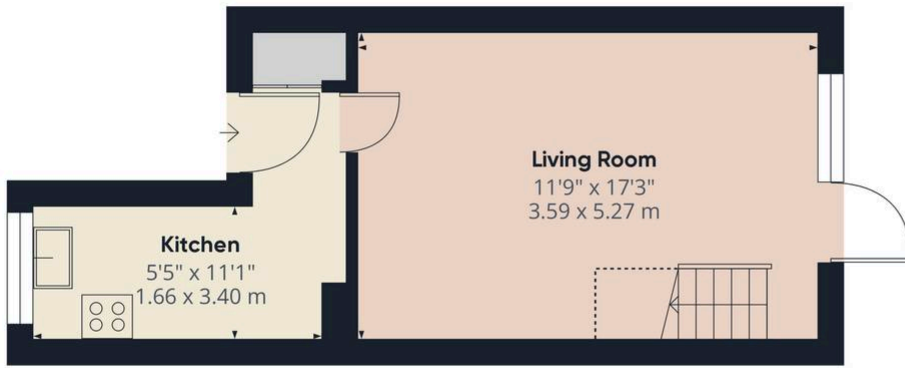


Council Tax band: B

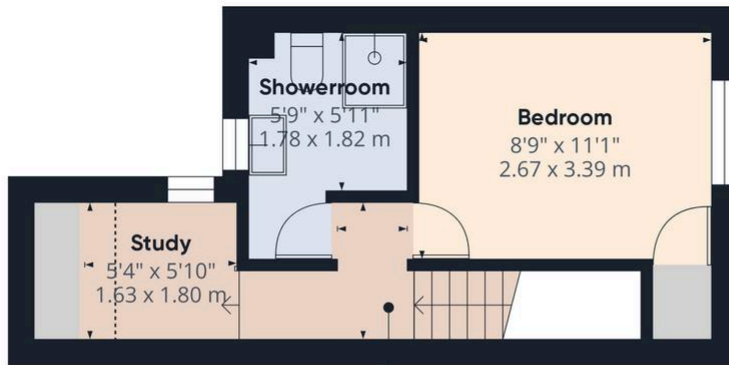
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



**Landing**  
5'8" x 2'8"  
1.74 x 0.83 m

Floor 1

**Approximate total area<sup>(1)</sup>**

508.48 ft<sup>2</sup>  
47.24 m<sup>2</sup>

**Reduced headroom**

20.76 ft<sup>2</sup>  
1.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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