



**Spire View, Bridstow – HR9 6PY**

**£525,000**



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# Spire View

Bridstow, Ross-On-Wye

- Detached Character Property
- 3 Double Bedrooms
- 2 Reception Rooms
- Period Style Features
- Enclosed Garden
- Off Road Parking
- Currently a Holiday Let Business



# Spire View

Bridstow, Ross-On-Wye

Beautifully presented 3 bedroom period detached property with character features, enclosed garden and off road parking, situated on the outskirts of Ross-On-Wye . Currently a successful holiday let business.

This well presented property boasts many character features such as traditional style radiators and doors, cast iron fireplaces, Rayburn and timber and quarry tiled flooring. The accommodation comprises of Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen , Utility Room, WC and store room/walk in pantry with window. To the first floor there are three double Bedrooms and a Bathroom with four piece suite including a roll top bath with claw feet. There are pleasant views to Ross-On-Wye town and Church from the first floor.

Outside, there is gated access from the road into the driveway. A path leads to the side access porch and there is gated access into the gardens. The gardens are laid to lawn with patio seating area and storage shed.

Agents Note: The property is currently subject to business rates. Therefore does not have a council tax banding.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Ground Floor



Floor 1

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

1381.53 ft<sup>2</sup>

128.35 m<sup>2</sup>

**Reduced headroom**

5.34 ft<sup>2</sup>

0.5 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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