

FOR
SALE



32 Oaklands, Ross-On-Wye HR9 7HE

£185,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This spacious modern end terrace house is situated on the outskirts of Ross-on-Wye, yet within walking distance of the town. The house has double glazing and gas central heating together with garden and parking. The market town of Ross-on-Wye has a range of amenities including a variety of useful and interesting shops and supermarkets as well as leisure facilities including a swimming pool. There are good transport links to the surrounding districts, a bus station and easy access to the M50 motorway junction. The major cities of Birmingham, Bristol and Cardiff are all within approximately 1.5 hour's drive. Ross-on-Wye is set amidst the beautiful Herefordshire countryside and is also within easy reach of the Wye Valley, Royal Forest of Dean and the Malvern Hills.

POINTS OF INTEREST

- *End terraced house*
- *2 bedrooms*
- *Spacious accomodation*
- *Gas central heating*
- *Enclosed garden*
- *Ample parking*
- *Quiet location close to town*
- *Viewing recommended*



ROOM DESCRIPTIONS

Steps lead to the front door into the

Hall

With radiator, power points & fuse box.

Kitchen

A fitted kitchen with base and wall units, stainless steel sink and drainer, cooker with gas hob and extractor hood over, Worcester Combi gas boiler, power points and window to the front.

Living Room

A spacious room with 2 radiators, power points, TV point and stairs to the first floor.

Extended Living Room

With radiator, power points, side and rear door to the garden.

First floor landing

Bedroom 1

With radiator, power points, built in cupboard and window to rear.

Bedroom 2

With radiator, power points, built in wardrobe and window to the front.

Bathroom

Fully tiled, with shower cubicle, vanity basin and unit, toilet, window & radiator.

Outside

The front garden has a lawn to front and side with parking space, gate and hedge border and gate to the side and rear garden. The rear has a gravelled patio and raised area. There are two parking spaces behind the property in the car park.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band B - payable 2024/25 £1862.97
Water and drainage - rates are payable.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Viewing

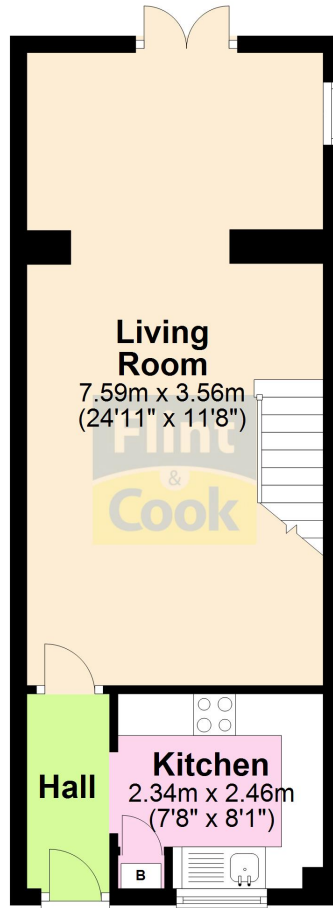
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From the centre of Ross, proceed down Broad Street into Brookend Street and at the Fiveways junction take the 2nd exit to Brampton Street. The house will be found near the top, on the left hand side, just after the turn to Oaklands. What3words - unless.reckon.beaks

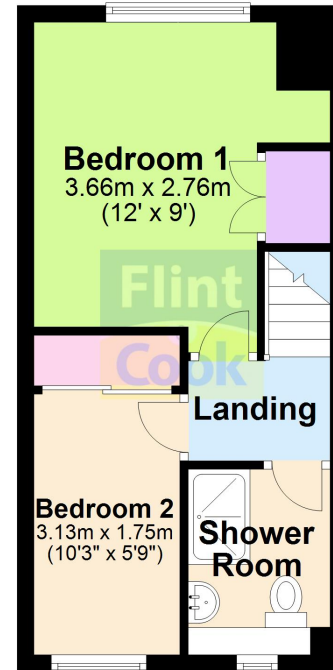
Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 62.8 sq. metres (676.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			