



12 Wye Street, Ross-On-Wye, Herefordshire, HR9 7BX.

Offers Over £300,000 Freehold

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A beautifully presented and most attractive Grade II listed two bedroom town house, with stunning accommodation with many original feature and private gardens. Situated within one of Ross-on-Wye most iconic streets approximately midway between the historic stone market square and the banks of the River Wye.

- Exuding Charm & Character • River Views • Ground Floor Kitchen/Dining Room • Lovely First Floor Living Room
 - Two Double Second Floor Bedrooms, One with En-Suite • Family Bathroom • Rear Garden with River Views
 - Walking Distance to Town and Riverside • EPC Rating: C
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Located in a truly enviable location within Wye Street. Adjoining the riverside parkland with views to the River Wye and immediate access to, not only miles of river and countryside walks, but a wide range of shopping, social and sporting facilities.

The property is entered via:

Via a set of wrought iron gates with flagstone step and period door which leads into:

Reception Hall: Hanging space for coats, radiator. Door into:

Kitchen/Dining Room: 17'8" x 15'11" (5.38m x 4.85m).

This has a sash window to the front aspect with deep window display niche, original ceiling timbers. Inglenook fireplace on a raised stone hearth and feature brick arch with recessed woodburning stove, creating a lovely original feature. Understairs storage cupboard with small hatch to small, restricted height cellar. Modern radiator, attractive wood effect flooring which extends open plan through to the kitchen area. The kitchen is fitted with a bespoke range of base and wall mounted units with glazed display cabinets. One and a half bowl drainer sink unit. Integrated dishwasher, fridge and freezer. Eye level oven with grill, electric four ring hob. Doorway through to:





Lobby:

With recessed shelving either side and a glazed door through to:

Downstairs WC:

Single glazed window to the front aspect. Corner basin with tiled surround, WC.

From the Hallway, staircase leads up to:

First Floor Landing:

Sash window to the front aspect, taking in the westerly views and lovely sunsets. This is the perfect spot to create an office/study space. Attractive original wood flooring. Concealed cupboard housing Worcester combination boiler which supplies domestic hot water and central heating. Period door leads through to:

Sitting Room: 20'3" x 13'11" (6.17m x 4.24m).

Which is beautifully lit via two large sash windows to the west front facing aspect enjoying lovely views of the River Wye. Many original features including attractive original floorboards, picture rail. A beautiful feature fireplace with matching surround and storage cupboards and two feature bookshelves. Glazed door to:

Utility Room:

Which is split via a set of steps. Plumbing for a washing machine, space for a tumble drier Single glazed window out to the rear where there is a service access for maintenance. Built in shelving,



From the first floor landing, staircase with stone features gives access to:

Second Floor Landing.

Velux Window to the east aspect which flood the space with an abundance of natural sunlight. Attractive original floorboards. Glazed door and security gate out to the rear garden.

Master Bedroom: 17'11" x 10'2" (5.46m x 3.1m).

Original sash window to the westerly front aspect with outlook across the River Wye. Vaulted ceiling, beautiful original elm floorboards. Feature fireplace with stone hearth, built in cupboards. Feature vanity unit with storage beneath. Modern towel rail, exposed ceiling beams and wood features. Doorway through to:

En-Suite Shower:

Walk in enclosed shower cubicle with mains pressured shower. WC. Velux window to the easterly aspect.

Family Bathroom:

Original sash window to the westerly front aspect. Victorian style towel rail, radiator. Wash hand basin with splashback. Panelled bath, bidet and WC. Wood panelled features. Access to loft space, exposed ceiling beams, beautiful original floorboards which create a lovely characterful feel throughout.

Bedroom 2: 11'8" x 9'3" (3.56m x 2.82m).

Westerly sash window overlooking the River Wye. Exposed ceiling and wall beams. Radiator. From the first floor landing there is a glazed door with a security door leading out onto:





Rear Garden:

A set of steps lead up to a raised decking area, perfect spot for outside dining and general entertaining. A further set of steps lead up to a raised terrace which enjoys lovely views back over the surrounding area, well stock herbaceous borders, stone feature wall to the rear.

Property Information:

Council Tax Band: C

Heating: Gas Central Heating

Mains Drainage. Water and Electric

Broadband: Ultrafast 1000 Mbps Available

Satellite/Fibre: Sky & BT available. Virgin: Not available.

Mobile Phone Coverage: <https://checker.ofcom.org.uk/>

Agents Note:

Part of the property has a flying freehold over a small part of the neighbouring house.

Directions:

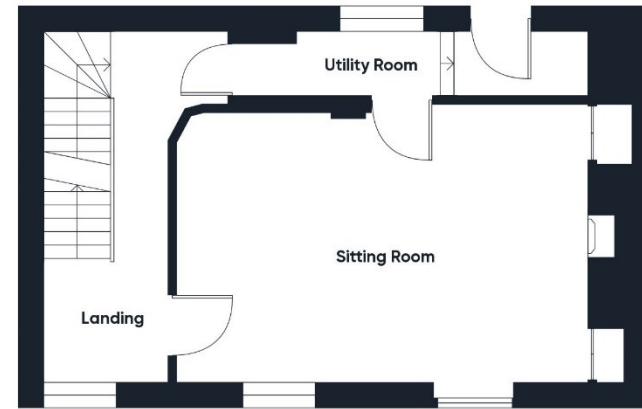
From the centre of Ross on Wye proceed past the Market Square on the right hand side into High Street, bear left and turn immediately right into Wye Street, continue on down to the hill where the property can be found on the left hand side.



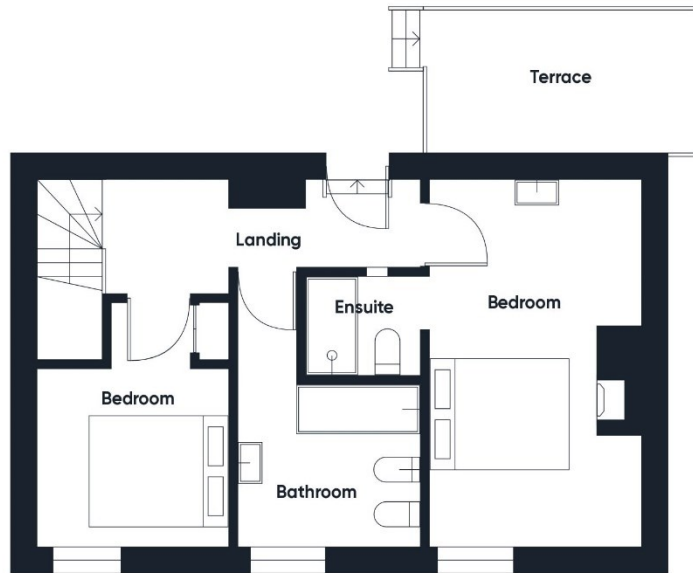




Ground Floor



Floor 1



Floor 2

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