



## GREYTREE LODGE SECOND AVENUE

GREYTREE, ROSS-ON-WYE HR9 7HT

£79,950  
LEASEHOLD - SHARE OF FREEHOLD

This fully refurbished and well-presented one-bedroom basement flat is situated in the popular residential area of Greytrees, within the market town of Ross-on-Wye. The property is conveniently located close to local amenities, schools, and the A40, providing excellent transport links for commuting to nearby towns and cities. Ross-on-Wye lies on the edge of the picturesque Wye Valley, offering an ideal balance between rural charm and town convenience. Being sold with no onward chain, the property offers ideal accommodation for a first time buyer, investor or someone looking to downsize.



## GREYTREE LODGE SECOND

- Sold with no onward chain!
- Ideal for a first time buyer/investor
- One bedroom basement flat
- Refurbished throughout
- A short distance from amenities
- Allocated parking



### Ground floor

With steps leading down to the entrance area for the Basement Flat.

### Basement flat

With UPVc entrance door leading into the

### Open plan living area

With wood effect flooring throughout, fitted white high gloss base units with work surface space over, sink and drainer unit, four ring electric hob with oven below, under counter space for washing machine and space for freestanding fridge/freezer, useful space for a breakfast bar, ceiling light point, three wall lights to the living area with double glazed window, electric heater and wall mounted fuse box. A door then leads into the

### Bedroom

With wood effect flooring, two wall lights, fitted shelving to the recess, double glazed window, ample room for wardrobes and door leading into the

### Shower room

With large walk in shower, tiled surround and electric shower head over, low flush w/c, pedestal wash hand basin, tiled floor, chrome heated towel rail, ceiling light point, extractor and feature character bread oven.

### Outside

The property benefits from one off road parking space.

### Directions

From Broad Street, continue to the first mini roundabout and take the first exit. At the second mini

roundabout, take the first exit onto Greytree Road. Follow this road under the bridge, then bear right into Greytree. Continue up the hill and turn left into Second Avenue — the property will be found a short distance along on the left-hand side.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity and drainage are connected. Electric heating.

### Tenure & Possession

Leasehold - 990 years remaining.

Service charge - the owner currently pays £24 per month for their share of buildings insurance.

Vacant possession on completion.

The property owns a share of the freehold.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## GREYTREE LODGE SECOND



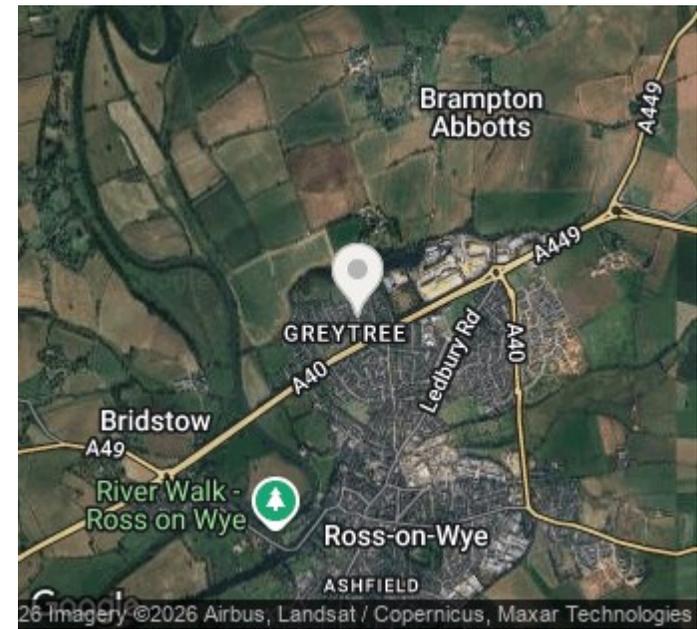
## Ground Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 38.6 sq. metres (415.0 sq. feet)

**EPC Rating: F**    **Council Tax Band: A**



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 73        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  | 25                      |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

