

By Direction of the Executors of the late Mrs B H Hoddell

SOUTH HEREFORDSHIRE

Ross-on-Wye 1 mile. M50 Motorway 3 miles.

A MID TERRACE 2 BEDROOM COTTAGE IN
NEED OF MODERNISATION

**2 WHITECROSS COTTAGES
BRIDSTOW
ROSS-ON-WYE
HR9 6JU**



FOR SALE BY PUBLIC AUCTION
(unless sold prior)

at The Chase Hotel, Ross-on-Wye
on Wednesday the 8th of April, at 6.30pm

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property is situated in the parish of Bridstow in South Herefordshire. The market town of Ross-on-Wye, which provides a wide range of shopping, leisure and educational facilities is about 2 miles distant.

DIRECTIONS

From Ross-on-Wye take the A49 road towards Hereford and after about 1 mile, having just passed "Baileys" there is a small unmade road to the right which provides rear access to the property.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion, which is fixed for Friday 8th May 2009.

SERVICES

Mains **electricity** and **water** are connected to the property. **Drainage** is to a private disposal system. **Central heating** off the wood burner.

COUNCIL TAX BANDING

Band B.

UNITARY AUTHORITY

County Council: Herefordshire Council, Tel: 01432 260000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

RESERVE

The property is subject to a reserve price and the Vendors or their Agents shall be entitled to bid up to the reserve.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the office of the Auctioneers and Vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the sale room half an hour prior to the sale. They will not be read at the sale and any purchaser will be deemed to have knowledge of such Conditions of Sale, whether he inspects them or not, and will bid on this understanding. In the event of any variance between these particulars and the Conditions of Sale, the latter shall apply.

VENDORS SOLICITORS

Messrs Whatley Recordon, 12 Worcester Road, Malvern, Worcestershire. WR14 4QU.
(Attn. D Judge Esq). Tel: 01684 892939.

VIEWING

Viewing is strictly by appointment with the Agents, RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT. Tel: 01989 567233.

PARTICULARS OF SALE

**2 WHITECROSS COTTAGES
BRIDSTOW
ROSS ON WYE**



THE RESIDENCE

The residence occupies an elevated situation commanding excellent views over the surrounding countryside. The principal access is via a track to the rear of the property, off which is a further car parking place. The property has been occupied until recently, but is generally in need of modernisation.

It is constructed of rendered stone elevations under a slated roof and affords the following accommodation:

ON THE GROUND FLOOR

- Sitting Room:** (approx 15'1" x 9'11") with stone fireplace with wood burning stove; exposed beam.
- Kitchen:** (approx 15'4" x 6'0") with fitted kitchen units; bread oven; panelled radiator.
- Rear Porch:** with **Log Store** off.

ON THE FIRST FLOOR

- Landing:** with hatch to roof space and airing cupboard off.
- Bedroom No. 1:** (approx 10'0" x 8'10") with built in wardrobe cupboards; panelled radiator.

Bedroom No. 2: (approx 9'0" x 5'6").

Bathroom: with panelled bath; low level w.c.; pedestal wash hand basin; panelled radiator.

OUTSIDE

To the front of the property is a small lawned garden. At the rear of the property is a small terrace and parking area which backs onto open farmland.