



ROSS-ON-WYE

Guide price **£185,000**



49 VERSCHOYLE GARDENS

Ross-on-Wye, Herefordshire HR9 7HH



Two Double Bedroom Property
Close To Town Centre And Local Amenities
Enclosed Gardens

A well-presented, two-bedroom property situated within walking distance of the town centre and amenities, conveniently being near to primary and secondary schools. This property benefits from gas central heating, double glazing and an enclosed garden.

This two double bedroom property offers well-presented living accommodation throughout being situated close to the town centre and local amenities, including both primary and secondary schools.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Two Double Bedroom House
- Close To Town Centre And Local Amenities
- Gas Central Heating, Double Glazing
- Well Presented Throughout
- Enclosed Rear Garden
- Ideal For First Time Buyer/Investor



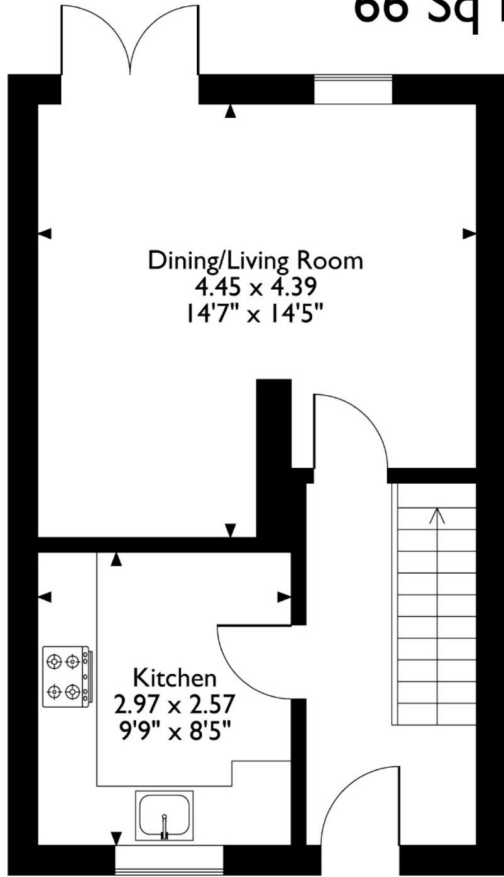
STEP INSIDE



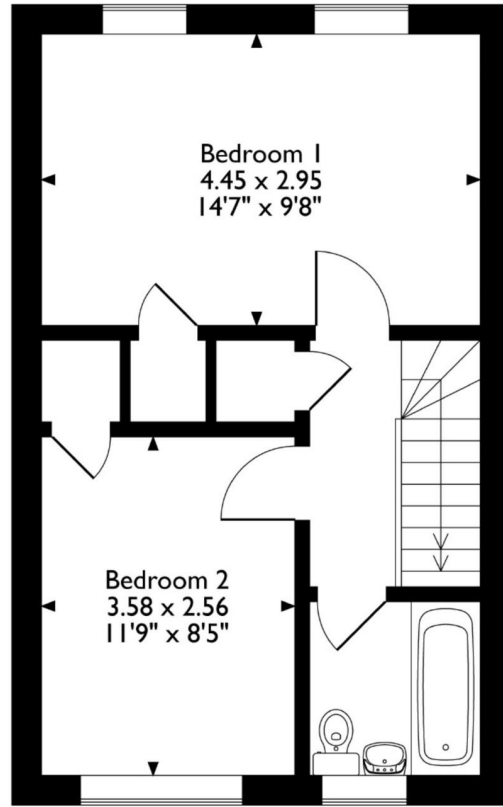
The front door leads into the entrance hallway, where you can find stairs leading the first-floor landing and doors to the kitchen and lounge. The kitchen comprises a range of fitted wall, base and drawer mounted units, space for cooker, washing machine, fridge/freezer. uPVC double glazed window to the front aspect. The lounge is to the rear aspect with French doors leading to the garden, also having a rear aspect uPVC double glazed window to create a light and airy room, being well proportioned and having space for dining table and chairs.

From the entrance hallway, stairs lead to the landing, which has a built in airing cupboard, with doors to the main bedroom, bedroom two and the bathroom. The main bedroom has space for storage and a uPVC double glazed window to the rear. Bedroom two is also a generous room, having fitted wardrobe and a uPVC double glazed window to the front aspect. The bathroom is equipped with a white suite comprising panelled bath with shower over, wash hand basin, close coupled w.c., uPVC double glazed window to the front aspect.

Approximate Gross Internal Area 66 Sq M/710 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The front of the property has a pathway leading to the front door, lawned area with shrubs, and is enclosed by fencing surround. The rear of the property faces south and is enclosed by fencing, being mostly laid to lawn, having various borders. Whilst there is no registered parking for this property, there is a parking area directly outside, in the form of a lay by.

INFORMATION

Postcode: HR9 7HH
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Continue down Broad Street and into Brookend Street. Proceed over the mini roundabout at Fiveways, thereafter bearing left off Ledbury Road up Brampton Road. After 1/3 of a mile, take the fourth left hand turning into Verschoyle Gardens. Take the right hand turning and continue around to the left where the property can be found on the left hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			90
(92-100)	A		
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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