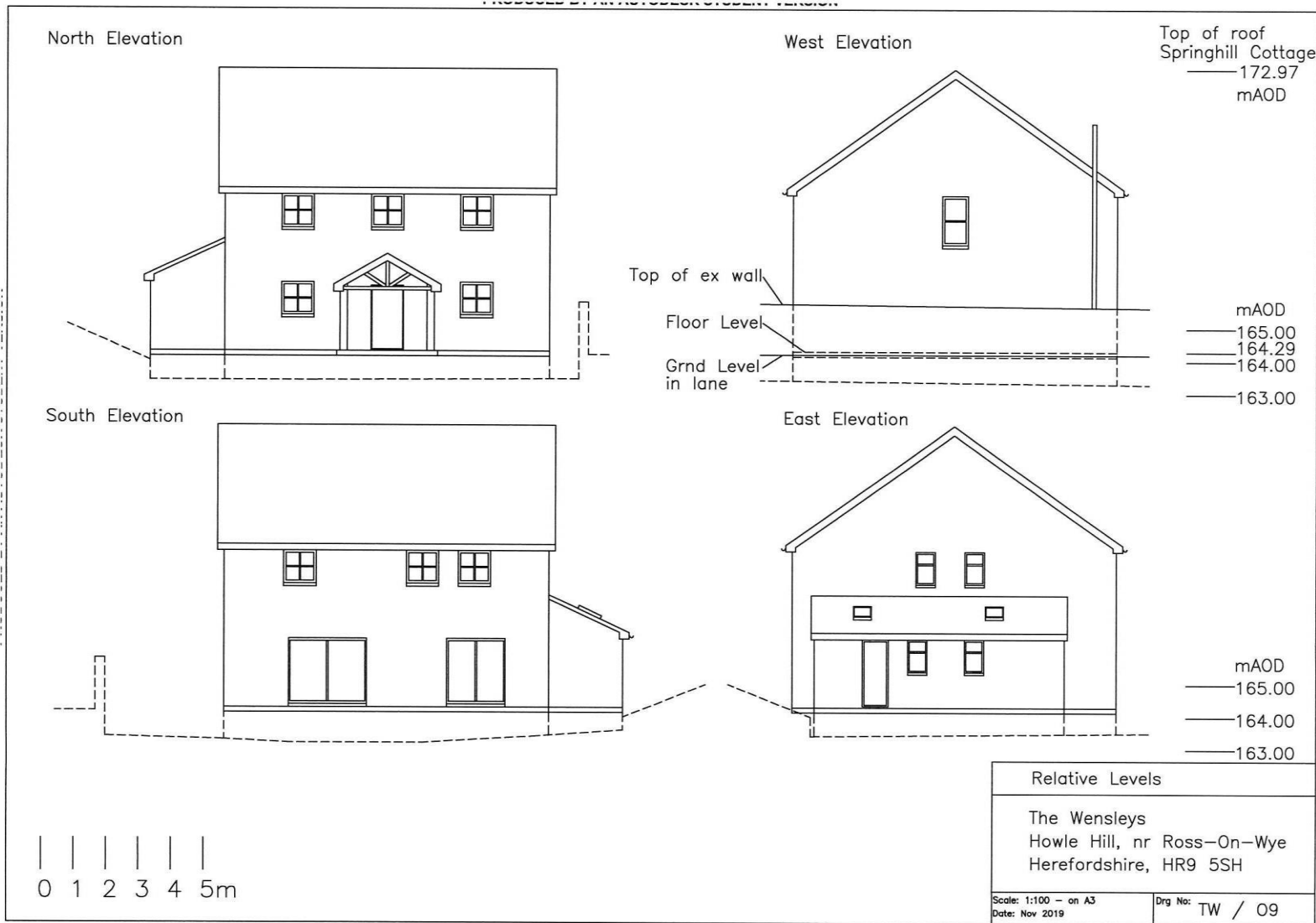




The logo for Toombs & Toombs Properties. It features a stylized house icon above the text 'TOOMBS & TOOMBS' in a large, bold, serif font. Below this, the word 'PROPERTIES' is written in a smaller, sans-serif font, followed by the tagline 'experts in property since 1982' in an even smaller font.

The Wensleys, Sharman Pitch, Howle Hill, Ross-On-Wye, HR9 5SH

Guide Price £350,000 Offers invited



FREEHOLD

Guide Price £350,000

Offers invited

RARELY AVAILABLE IN THIS HIGHLY SOUGHT AFTER RURAL LOCATION IN THE WYE VALLEY AONB, WITH EASY ACCESS TO THE MARKET TOWN OF ROSS ON WYE, ASSOCIATED NATIONAL MOTORWAY LINKS AND THE ROYAL FOREST OF DEAN. THE CURRENT SITE IS APPROX. 0.36 ACRES AND HAS PLANNING CONSENT FOR THE CONSTRUCTION OF A NEW PASSIVE HOUSE

Property Description

Situated in the lovely rural area of Howle Hill which lies approximately 2 miles south of Ross-on-Wye, the town offers a good range of shopping, social and sports facilities.

The major centres of Hereford, Gloucester and Cheltenham are approximately 16 miles, 18 miles and 25 miles respectively and there are excellent road links from Ross-on-Wye to the Midlands via the M50/M5 and South Wales via the A40/M4

The existing Detached Cottage comprises

ENTRANCE: open porch to

KITCHEN: 10' 6" x 9' 6" (3.20m x 2.89m), fitted base units, solid fuel Rayburn, part tiled walls, stairs off, understairs storage cupboard, tiled floor.

LOUNGE: 17' 1" x 9' 6" (5.20m x 2.89m), open fireplace, door to front.

BEDROOM ONE: 17' 1" x 9' 6" (5.20m x 2.89m), loft access.

BEDROOM TWO: 9' 6" x 9' 6" (2.89m x 2.89m),

SERVICES: mains water and electricity. Private drainage. THE SERVICES AND HEATING SYSTEMS, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

OUTGOINGS: COUNCIL TAX BAND 'C'.

VIEWING: By appointment with the owners sole agents. Please view with caution.



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www.toombs.properties



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

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