

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



MOST SPACIOUS FOUR BEDROOM DETACHED BUNGALOW SITUATED IN SOUGHT AFTER RESIDENTIAL AREA. DELIGHTFUL SOUTH WESTERLY ASPECT ONTO LANDSCAPED GARDEN, GENEROUS PARKING AREA AND GARAGE.

EPC E

Ashling - Guide Price £565,000

Fernbank Road, Ross-on-wye, Herefordshire, HR9 5PP

4 1 1



Ashling

Location & Description

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits involving food and drink, perhaps downing a refreshing cider from one of the many local artisan cider makers.

Property Description

Ashling lies just under a mile south of Ross town centre in a sought after residential avenue of mixed vintage properties.

Probably constructed in the 1980's and being of brick elevations under a double pitched and hipped tiled roof, the bungalow offers spacious four bedroom accommodation set in level, landscaped gardens. There is a superb 18' living room with a sunny south westerly aspect enabling a delightful outlook across the landscaped rear garden towards an attractive wooden summer house.

For those who have dogs or enjoy rural walks, there is fine walking countryside through woods at the top of Fernbank Road and along the track of the old railway line which skirts the perimeter of the town.

For those concerned with strategic location and accessibility, the M50 motorway, accessible either at Wilton or Labels roundabouts, allows first class accessibility to the nations motorway network.

To those potentially interested we recommend a thorough internal inspection.

Living Room

The 18' living room is wonderfully light, having windows to two elevations, the patio doors enabling direct access on to the rear sun terrace and lawned garden. Fitted carpet and curtains to both windows and patio doors.

Kitchen

Accessed directly off the spacious reception hall is the generously fitted kitchen/breakfast room having a host of floor and wall mounted cupboards and incorporating a range of built in appliances including oven and four ring hob. Once again, this room has a superb outlook to the southwest across the rear garden.

Bedrooms & Bathroom

Somewhat unusually, all four bedrooms at Ashling are doubles, the largest being 15' x 12'. One of the bedrooms has a complete wall of built in wardrobes/storage areas, whilst also approached off the inner hallway is the generously appointed





bath/shower room and wc with separate bath and standalone shower cubicle.

Outside

The principal approach to the property is via a tarmacadam drive which splits to provide a parking manoeuvring area in front of the bungalow, and also extends alongside giving direct access to the single garage. An additional area of gravelled hardstanding to the front of the property allows parking for further vehicles or motorhome etc.

Positioned towards the impressive front Beech boundary hedge are a range of shrubs and young trees offering a variety of colour, many of them being young evergreens. The principal area of the gardens lie to the southwest of the bungalow and this comprises a large level lawn fringed by varied and colourful shrubs, species including Camelia, Mexican Orange Blossom, Hydrangea, Ivy, Conifers and others.

Positioned to the far end of the garden is a most attractive painted summerhouse under a double pitched and hipped roof.

ACCOMMODATION

Entrance Hall

Kitchen 3.69m (11ft 11in) x 3.66m (11ft 10in)

Living Room 5.61m (18ft 1in) x 4.28m (13ft 10in)

Master Bedroom 4.68m (15ft 1in) x 3.69m (11ft 11in)

Bedroom Two 4.47m (14ft 5in) x 3.49m (11ft 3in)

Bedroom Three 4.06m (13ft 1in) x 3.38m (10ft 11in)

Bedroom Four 3.69m (11ft 11in) x 3.69m (11ft 11in)

Bathroom

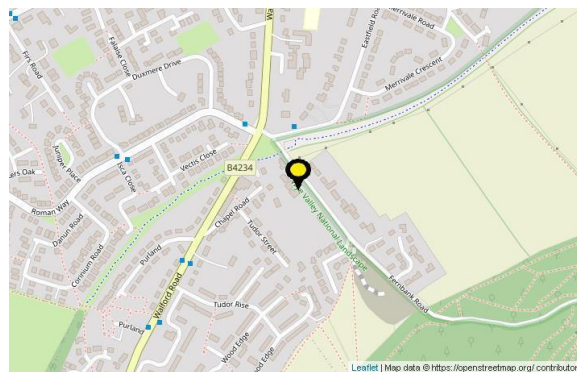
Cloakroom

Garage 6.40m (20ft 8in) x 3.04m (9ft 10in)

Directions

Leave the stone built Market House in the centre of Ross proceeding southwards on the B4234 towards Walford. After 0.7 of a mile, turn left opposite Roman Way into Fernbank Road and Ashling will be seen shortly thereafter on the right hand side.

What3words: ///attaching.method.reapply



Services

We have been advised that mains electricity, water and drainage are Connected to the property. Electric central heating connected . This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.



Total area: approx. 147.5 sq. metres (1587.3 sq. feet)



Ross-on-wye Office
01989 7668320
30 Gloucester Road, HR9 5LE

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

