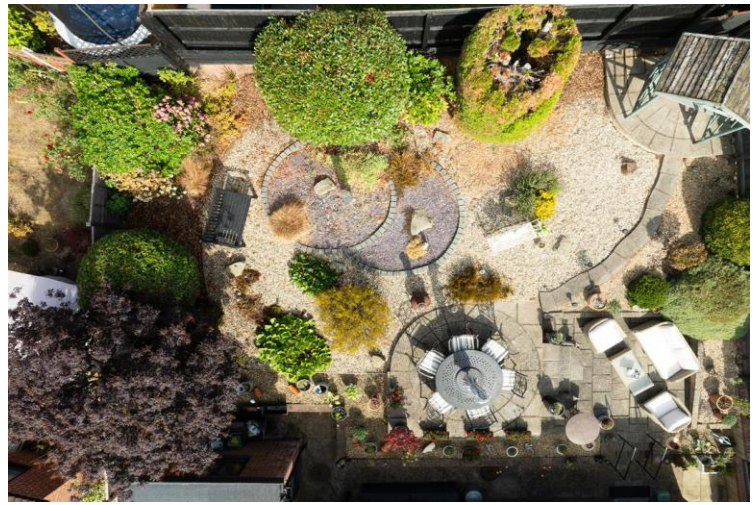


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A RECENTLY MODERNISED AND EXCEPTIONALLY WELL PRESENTED BUNGALOW WITH ATTRACTIVE LOW MAINTENANCE GARDEN IN WELL REGARDED AND VERY ACCESSIBLE CHATSWORTH CLOSE. EPC C

Guide Price - £385,000

3 Chatsworth Close, Ross-on-wye, Herefordshire, HR9 7XH

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3 Chatsworth Close

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

Located on the outskirts of the market and tourist town of Ross-on-Wye, 3 Chatsworth Close was constructed in the 1990's by the well respected local builders Collier and Brain. Positioned in this popular cul-de-sac, the bungalow has been thoughtfully renovated and modernised to provide the luxurious accommodation one sees today.

The current owners have replaced all the doors and windows with triple glazed units, a contemporary grey on the outside, and white internally. All guttering and down pipes have been replaced, as has the garage felt roof, ensuring that any new occupant has no concerns with regards to immediate maintenance.

Internally the bungalow is presented to an exceptionally high standard, with a recently installed new bathroom suite and redecoration throughout. From the moment one steps into the welcoming entrance hall there is the realisation that this truly is a home into which you can just move, and begin enjoying life! Accessed from the hall is the 19' living room with windows to the front elevation and a newly installed gas fire. The third bedroom, currently used as a dining room, is also filled with natural light from the south westerly facing window. The kitchen has been renovated to provide a wealth of storage and work space. Fitted with a range of floor and wall mounted cream, Shaker style units with Oak worktops, an integrated Neff oven, gas hob and integrated dishwasher, the kitchen is filled with light from the window and fully glazed door, which gives direct access into the rear garden.

The main bedroom benefits from built in wardrobes, as does the the second bedroom which is currently used as a home office, and there is a recently refitted bathroom.

Externally there is a garage, large tarmac driveway and a very attractive low maintenance rear garden planted with a selection of shrubs and offering a number of seating areas for both alfresco dining or simply relaxing.

For anyone seeking a stunning home, which is ready to move straight into then we strongly recommend an early appointment to view.

Entrance Hall

A light and welcoming entrance hall with door to linen cupboard housing the Worcester gas fired boiler and door to coat cupboard,





formerly a cloaks and w.c., the plumbing for which is still in place. Doors to

Living Room 5.94m (19ft 2in) x 3.46m (11ft 2in)

A generous and light filled living room with window to front elevation and recently installed modern gas fire. Radiator. Carpet.

Kitchen 4.26m (13ft 9in) x 3.46m (11ft 2in)

Recently renovated with a range of floor and wall mounted cream Shaker style units with Oak worktop over. Integrated dishwasher, Neff oven and gas hob. Laminate flooring. Door and window overlooking rear garden.

Dining Room/Bedroom Three 4.65m (15ft) x 2.22m (7ft 2in)

Currently used as a dining room, with window to south facing front elevation. Radiator. Carpet.

Bedroom One 4.65m (15ft) x 2.82m (9ft 1in)

Again filled with light from the south facing window. Built in wardrobes. Radiator. Carpet.

Bedroom Two 3.30m (10ft 8in) x 3.07m (9ft 11in)

Currently used as a home office with sofa bed. Window overlooking rear garden. Built in wardrobes. Radiator. Carpet

Bathroom

Recently refitted with walk in glazed shower cubicle, vanity unit wash hand basin with most useful storage below and w.c. Window to rear elevation. Vinyl flooring.

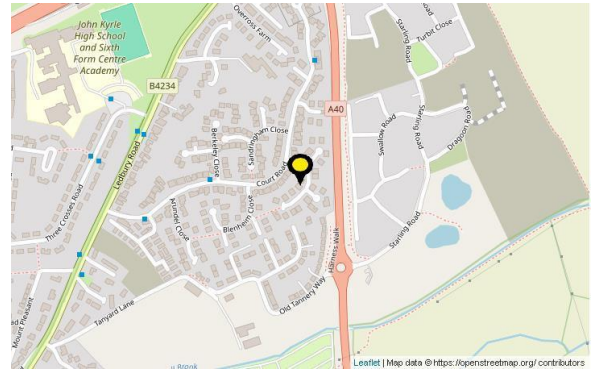
Outside

A generous driveway leads to the 18' garage with power and lighting. A side pedestrian gate gives access to the attractive, low maintenance, rear garden. Attractively landscaped to provide several entertaining/seating areas, and planted with a range of trees and shrubs, this generous outdoor space is ideal for outdoor dining and relaxing. To the side of the bungalow is a most useful storage space where one finds a wooden storage shed.



Directions

From the centre of Ross-on-Wye take the Ledbury Road. After the zebra crossing take the right hand turn into Court Road, and then take the third turning on the right into Chatsworth Close. Number 3 will be seen soon after on the right hand side.



Services

We have been advised that mains gas, water, electricity and drainage are connected to the property. 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 "D"

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 C



Total area: approx. 82.9 sq. metres (892.5 sq. feet)

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.



Ross-on-wye Office

30 Gloucester Road, HR9 5LE

