

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL-PRESENTED DETACHED BUNGALOW ON THE EDGE OF ROSS-ON-WYE, OFFERING FLEXIBLE LIVING, GENEROUS PARKING, SOLAR PANELS AND SCOPE FOR PERSONALISATION, COMPLEMENTED BY OUTBUILDINGS WITH POWER AND WATER CONNECTIONS.

EPC E

Ardquin - Guide Price £327,500

The Downs, Ross-on-wye, Herefordshire, HR9 7TJ

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Ardquin

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 edge of Ross-on-Wye, Ardquin is a well-presented detached bungalow offering bright and versatile accommodation, generous parking, and useful outbuildings with power and water.

The property includes a welcoming entrance hall, practical utility area, and a fully tiled shower room. The kitchen provides fitted units with laminate worktops, tiled splashbacks, and dual-aspect triple-glazed windows allowing excellent natural light. A spacious living room enjoys dual access to the front and rear, with laminate flooring, a feature fireplace, and ample space for everyday living.

There are three well-proportioned bedrooms, each carpeted, with the principal room featuring both pendant and ceiling spot lighting.

Outside, the rear garden is partly paved and mainly laid to soil, offering scope for landscaping. The front provides tiered parking for up to five vehicles with slate chippings and flower borders.

Ardquin benefits from oil-fired central heating, an insulated attic, and recently fitted windows and doors, with triple glazing to all rear aspects. Eco-conscious buyers will appreciate the energy-efficient features, including solar panels and year-round comfort.

Ideally positioned for Ross-on-Wye's amenities and excellent road links to Hereford, Monmouth and the M50, Ardquin combines comfort, practicality and accessibility in a sought-after area.

ACCOMMODATION

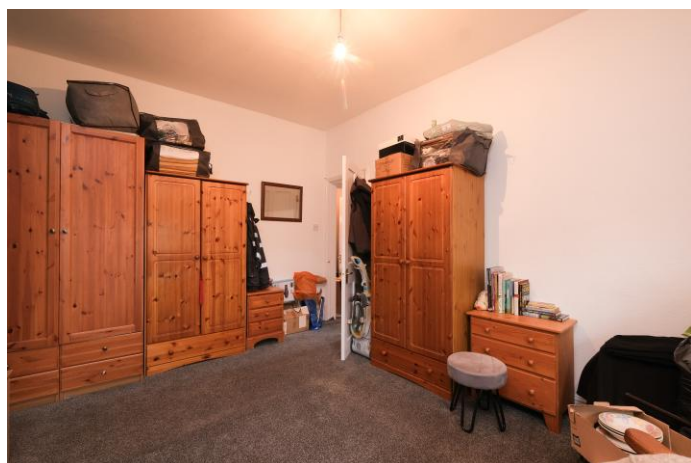
Entrance hall

Entered via a secure uPVC front door with tiled flooring and a triple glazed window to the rear elevation. Pendant light fitting and radiator.

Utility room 2.35m (7ft 7in) x 1.32m (4ft 3in)

Practical space with low-level base units and worktop over, providing room for white goods. Tiled flooring, pendant light fitting, and obscured window to side elevation.





Shower Room

Fully tiled and fitted with a shower cubicle housing an electric shower, low-level WC, wash hand basin, and towel radiator. Opaque window to the front elevation.

Kitchen-Diner 4.11m (13ft 3in) x 3.82m (12ft 4in)

Fitted with a range of base and eye-level units, laminate worktops, tiled splashbacks, and stainless-steel sink with drainer and mixer tap. Electric oven, dual-aspect triple-glazed windows to the rear and double glazing to the front, ceiling spotlights, radiator, and loft access.

Sitting Room 6.25m (20ft 2in) x 4.78m (15ft 5in)

A spacious, bright reception room with dual aspect to the front and triple glazing rear elevation. Features include laminate flooring, a central feature fireplace, wall lights, pendant lighting, and three double panel radiators. Space for dining.

Rear Hall

Providing access to the garden via an obscured triple-glazed door, with spotlights, radiator and purify EnvioVent.

Master Bedroom 4.62m (14ft 11in) x 4.28m (13ft 10in)

A comfortable double room with front-facing window, carpeted flooring, pendant light fitting, ceiling spotlights, radiator, and loft access.

Bedroom Two 4.68m (15ft 1in) x 3.35m (10ft 10in)

Good-sized double bedroom with carpeted flooring, triple-glazed window to the rear, pendant light fitting, and radiator.

Bedroom Three 3.61m (11ft 8in) x 3.33m (10ft 9in)

Double bedroom with front-facing window, carpeted flooring, pendant light fitting, and radiator.

Outside

The front provides ample parking for approximately three vehicles, arranged over two tiers with slate chippings and established flower borders.

The rear garden is partly paved and mainly laid to soil, offering scope for landscaping and including outbuildings with power and water.

Store room 2.97m (9ft 7in) x 2.42m (7ft 10in)

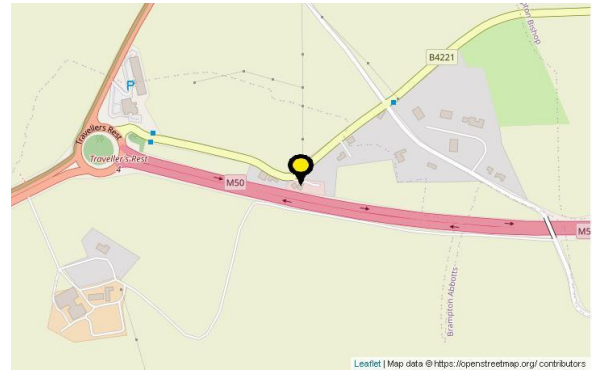
Accessed via UPVC door from the rear garden, with power, Window to side.

Garage

with internal power sockets and lighting.

Directions

From the agents office in Ross-On-Wye head west on the Gloucester Road turning right onto the Broad Street. At the roundabout take the first exit staying on the B4234. At the next round about take the 2nd exit onto Overross Street. At the Overross roundabout take the third exit on the the A449 and then take the second exit onto the A449 at the Traveller's Rest roundabout and follow this round for aproximatly 280m, turn right as the bend bares left. Ardquin will be on the right hand side.



Services

We have been advised that mains electricity and water services are connected to the property. Oil fired central heating, solar panels and Septic tank. 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

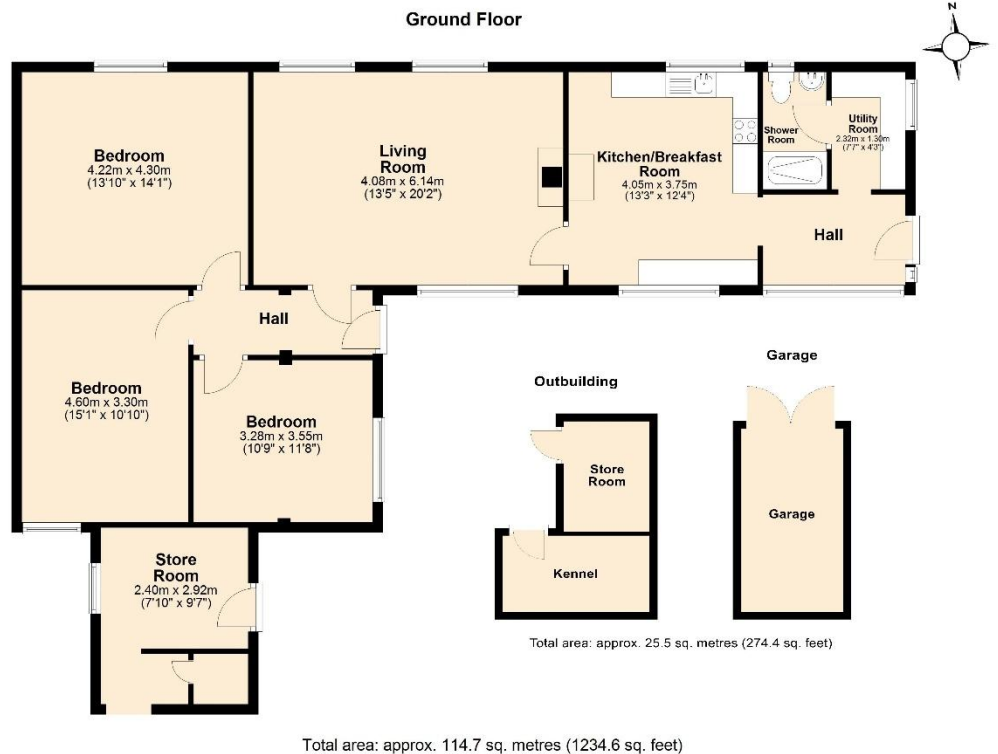
Council Tax

COUNCIL TAX BAND "C"

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(42)



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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.
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