

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A THREE-BEDROOM SEMI-DETACHED HOUSE, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF TWO HIGHLY REGARDED PRIMARY SCHOOLS AND THE TOWN CENTRE. SET IN AN ELEVATED LOCATION, THE PROPERTY BOASTS PICTURESQUE VIEWS OVER THE SURROUNDING COUNTRYSIDE, EXTENDING TOWARDS THE BLACK MOUNTAINS. GARDEN. PARKING & GARAGE. EPC D

2 Serampore Villas - £395,000 Guide Price

Palmerston Road, Ross-on-Wye, Herefordshire, HR9 5PN

3 1 2



2 Serampore Villas

Location & Description

Serampore Villas is situated in a most accessible yet quiet location on Palmerston Road, giving access to Chase Woods and the River Wye for outdoor activities, yet less than half a mile from Ross town centre and its amenities. For those with young children, both St Joseph's Catholic and Ashfield Park Primary Schools are within just minutes' walk, and John Kyrle High School and Sixth Form Centre are situated within easy reach.

Good commuting links to Midlands via M50/M5 and South Wales via the A40/M4.

Property Description

This well-presented three-bedroom semi-detached house is perfectly situated within walking distance of two highly regarded primary schools and the town centre, making it an excellent choice for families and professionals alike. Positioned in an elevated setting, the property enjoys stunning, far-reaching views over the surrounding countryside, extending towards the picturesque Black Mountains. The property further benefits triple & double glazing and solar panels with battery storage.

The home offers a comfortable and spacious layout, featuring bright and airy living spaces designed to make the most of its scenic surroundings further enhanced by the current owners by their recent addition of their garden room with solid roof which is open from the kitchen. The windows from the first and second floors allow plenty of natural light to flood in while providing panoramic views of the rolling hills and open landscapes beyond.

The property benefits from a good sized garden, ideal for outdoor relaxation, entertaining, or the perfect spot for a keen gardener. Additionally, its prime location ensures convenient access to local shops, cafes, and essential amenities, while excellent transport links make commuting simple.

Combining a desirable location with beautiful countryside views, this charming house offers a wonderful opportunity to enjoy both the convenience of town living and the tranquillity of rural surroundings.

Utility Room

Pendant light fitting, double glazed window to rear and front, side window to porch, space for white goods, wooden work surface, Belfast sink, door to hall (described later) and door to:

Side porch

Door to WC with wash hand basin. Open to rear garden.

Hallway

Pendant light fitting, stairs to first floor, understairs cupboard, radiator, door to kitchen and door to:

Living Room

Triple glazed window to front and side, pendant light fitting, inset wood burning stove with tiled hearth.





Kitchen

Wood effect flooring, ceiling spot lights, radiator, base and eye level units with work surface over, electric oven with four ring induction hob and extractor over. Unused door to utility room. space for fridge freezer, inset sink with mixer tap, integrated draw style dishwasher. Open to:

Dining Room/Garden Room

With solid roof. Wood effect flooring, bifold doors to garden, windows with views. Electric heater.

Landing

Pendant light fitting, radiator, doors to all rooms. Stairs to second floor.

Bedroom 1

Wooden floor, double glazed window to front and side, two radiators, built in wardrobes and pendant light fitting.

Bedroom 2

Two double triple window to front, double glazed window to side and window to rear. Radiator, ceiling light fitting. Lovely views. Door to:

Ensuite

Tiled floor, ceiling light fitting, low level WC, wash hand basin, shower cubicle with electric shower. Extractor.

Bathroom

Wooden floor, ceiling light fitting, radiator, bath, walk in shower with mains powered shower, wash hand basin, low level WC and triple glazed window to rear.

Bedroom 3/Study

Ceiling spot lights, double glazed window with lovely views. Two radiators.

Outside

Garage

Situated at the front of the property and extending the full length of the property. Electric up and over door, gas fired Worcester boiler, solar panel controls and battery. Light and power.

Garden

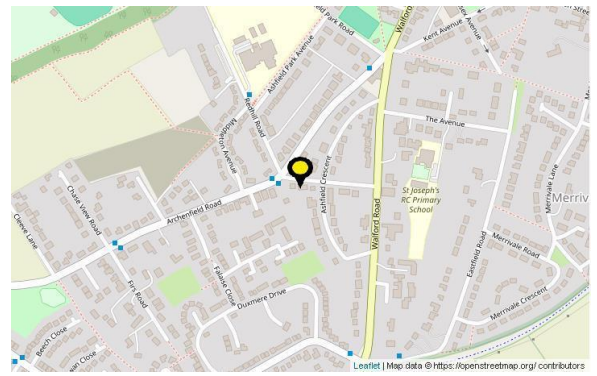
To the front of the property there is off-road parking for one vehicle along with access to the garage. There is a winding path which leads to the front door and access to the rear garden.

To the rear of the property there is a good sized lawn with patio extending from the dining conservatory. There are a collection of raised beds along with green house - perfect for those with green fingers. Access to the front of the property. Water butt.



Directions

From the Agents Office on the Gloucester Road turn left into Copse Cross Street and proceed up the hill passing the Prince of Wales on the right hand side. Take the second right into Palmerston Road and continue down the hill and the property can be found towards the bottom of the road on the left hand side as indicated by our for sale board.



Services

We have been advised that mains services 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 "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 D (68).



Ross Office
01989 768320
30 Gloucester Road

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.



ross@johngoodwin.co.uk

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.
