



2 Prospect Row  
Ross-On-Wye HR9 7FG



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £250,000

AN EXTENDED TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE in a QUIET CUL-DE-SAC LOCATION with AMPLE PARKING, ENCLOSED GARDENS, situated in a VERY SOUGHT AFTER VILLAGE LOCATION OF GORSLEY, IDEAL FOR FIRST TIME BUYERS OR INVESTORS ALIKE.

Gorsley offers amenities to include primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.







Entrance via half glazed door through to:

### **ENTRANCE HALL**

Night storage heater, under stairs storage space, stairs to the first floor.

### **LOUNGE**

13'1 x 11'1 (3.99m x 3.38m)

Night storage heater, front aspect window.

### **SITTING / DINING ROOM**

14'4 x 8'11 (4.37m x 2.72m)

Night storage heater, front aspect window, double glazed sliding doors through to the private rear patio.

### **KITCHEN / BREAKFAST ROOM**

17'8 x 8'0 (5.38m x 2.44m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, four ring ceramic hob, plumbing for dishwasher, tiled flooring, rear aspect window.

### **UTILTY**

7'9 x 6'3 (2.36m x 1.91m)

Plumbing for washing machine, rear aspect window, part glazed UPVC door through to the rear patio.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### **LANDING**

Airing cupboard with lagged hot water tank and shelving, access to insulated roof space via loft ladder, side aspect window.

### **BEDROOM 1**

14'4 x 9'6 (4.37m x 2.90m)

Night storage heater, useful open cupboard / storage area over the stairs, large built-in wardrobe with hanging rail, front aspect window.

### **BEDROOM 2**

11'11 x 10'4 (3.63m x 3.15m)

Rear aspect window.

### **BATHROOM**

White suite comprising of bath with electric shower over, tiled surround, pedestal wash hand basin, close coupled WC, night storage heater, rear aspect frosted window.

### **OUTSIDE**

To the front of the property, a concrete driveway, suitable for the parking of three vehicles, leads to the front door. There is a raised lawned area and outside lighting. A side access leads through to an enclosed private rear garden with large paved patio area, flower border, wooden garden shed, outside tap, fencing and hedging surround.

### **SERVICES**

Mains water, electric and drainage. Night storage heating.

Standard broadband is available at the property.

### **WATER RATES**

Severn Trent - to be confirmed.

### **LOCAL AUTHORITY**

Council Tax Band: C  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

### **TENURE**

Freehold.

### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS**

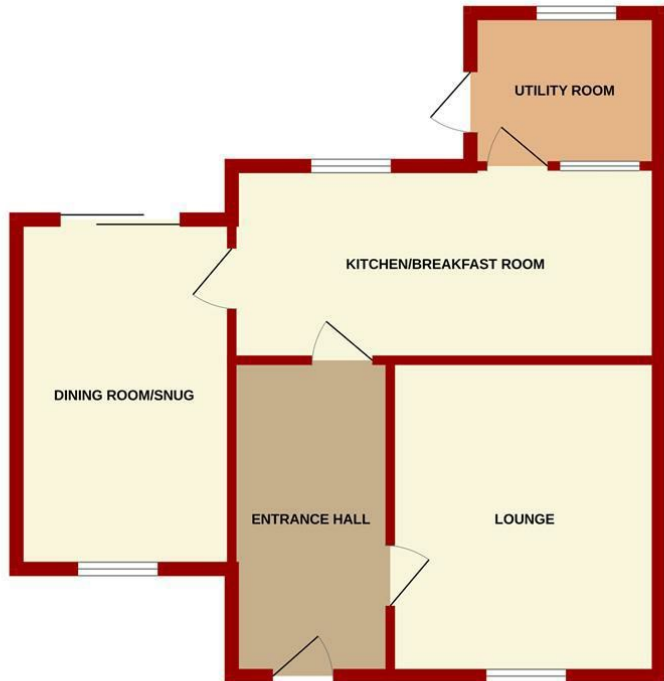
From our Newent office, proceed out of Newent on the B4221 towards Kilcot and Gorsley. Continue into the village of Gorsley, passing the church on your left hand side. Just after the church, turn left into Stoney Road until you come to a small cross roads where you turn right into Old Lane. Proceed along Old Lane until you come to a further crossroads, continue straight over onto Linton Road. Continue along and after a short distance, Prospect Row will be found on your right hand side.

### **PROPERTY SURVEYS**

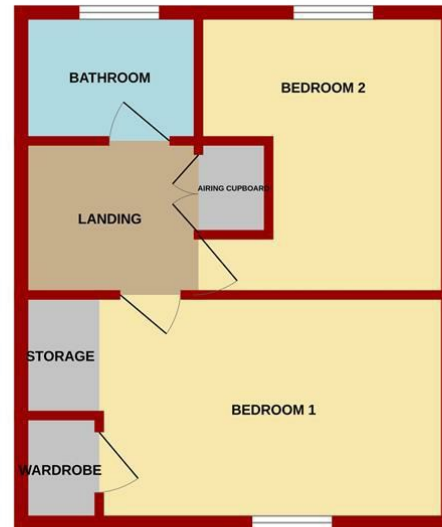
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
(92 plus) <b>A</b>	(81-91) <b>A</b>						
(81-91) <b>B</b>	(69-80) <b>B</b>						
(69-80) <b>C</b>	(55-68) <b>C</b>						
(55-68) <b>D</b>	(39-54) <b>D</b>						
(39-54) <b>E</b>	(21-38) <b>E</b>						
(21-38) <b>F</b>	(1-20) <b>F</b>						
(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>			<b>England &amp; Wales</b>	<b>England &amp; Wales</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC			EU Directive 2002/91/EC	EU Directive 2002/91/EC		

Current: 79 Potential: 50

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys