



1 Chapel View
Gorsley, Ross-On-Wye HR9 7ZQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

£399,950

A VERY WELL PRESENTED AND EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW situated on a CORNER PLOT with SOUTH FACING ENCLOSED GARDENS, UNDER FLOOR HEATING via AIR SOURCE HEAT PUMP, CONSERVATORY, GARAGE and OFF ROAD PARKING, HIGH SPECIFICATION ECO CREDENTIALS with an ENERGY PERFORMANCE RATING OF A, all being offered with NO ONWARD CHAIN.

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 part glazed door through to:

ENTRANCE HALL

20'4 x 4'6 (6.20m x 1.37m)

Large double built-in cloaks cupboard, airing cupboard housing the hot water tank, access to roof space, full height front aspect window overlooking the garden.

OPEN PLAN LOUNGE / DINER

LOUNGE

15'5 x 13'3 (4.70m x 4.04m)

Under floor heating, spotlighting, full height side aspect windows, southerly facing rear aspect window with private outlook over the gardens. This opens out to:

KITCHEN AREA

15'10" x 10'5" (4.83m x 3.18m)

Comprising of a one and a half bowl single drainer sink unit with cupboards under, range of base and wall mounted units, large saucepan drawer unit, integrated eye-level oven with built-in oven / microwave combi grill above, integrated fridge / freezer, four ring electric hob, cooker hood above, integrated dishwasher, integrated washing machine, rear aspect south facing window with a private outlook over the gardens.

CONSERVATORY

9'2 x 7'8 (2.79m x 2.34m)

Laminate flooring, power points, power and lighting, UPVC double glazed, fully glazed French doors leading to the south facing garden.

MASTER BEDROOM

14'6 x 9'8 (4.42m x 2.95m)

Built-double wardrobe with sliding doors, hanging rail and shelving, under floor heating, front aspect window with fitted window blind. Door to:

EN-SUITE SHOWER ROOM

6'5 x 5'7 (1.96m x 1.70m)

Fitted shower cubicle and tray, shower over, panelled surround, close coupled WC, pedestal wash hand basin, heated towel rail, mirror with lighting, side aspect frosted window.

BEDROOM 2

10'10 x 10'7 (3.30m x 3.23m)

Large built-in double wardrobe via sliding doors with hanging rail and shelving, front aspect window with fitted window blind.

BATHROOM

White suite comprising of a bath with panelled surround, shower attachment over, pedestal wash hand basin, close coupled WC, mirror with lighting, heated towel rail.

OUTSIDE

A block paved driveway, with parking for two vehicles, leads through to:

SINGLE GARAGE

19'11 x 10'4 (6.07m x 3.15m)

Accessed via electric roller shutter door, power and lighting, fully glazed UPVC door through to the gardens.

The property is situated on a corner plot and has a good sized lawned area to the front and side, pathways, outside lighting. A wide gated side access leads through to the south facing rear garden with a paved patio area, lawned area, outside tap, rear access to the garage, fencing and hedging surround.

AGENT'S NOTE

Solar panels are owned by the property.

A management fee of £50 pcm is payable to cover the maintenance of the treatment plant.

SERVICES

Mains electric and water, private drainage system, air source heat pump

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 Newent, proceed along the B4221 towards Gorsley. After a short distance, you will reach the Roadmaker pub. Turn left here and Chapel View can be found on the 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).





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		100	100	Very environmentally friendly - lower CO ₂ emissions			
(92-95) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.