



6 Coughton Brook Close
Pontshill, Ross-on-Wye HR9 5WF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £455,000

A VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME with a NEWLY FITTED MAGNETS KITCHEN, NEW BATHROOM and EN-SUITE, in IMMACULATE CONDITION THROUGHOUT, ENCLOSED REAR SOUTH WEST FACING GARDEN BACKING ONTO OPEN FIELDS AND FARMLAND.

Pontshill is approximately 2 miles away from Lea where a Shop, Post Office, Public House, Church and a Junior School can be found.

The 'Olde Worlde' Market Towns of Newent and Ross-on-Wye are approximately 9 miles and 5 miles away respectively offering more comprehensive amenities to include Shopping and Recreational facilities and also a choice of Education is available.





Entrance via part glazed UPVC door through to:

ENTRANCE HALL

Exposed flooring, under stairs storage cupboard, radiator, stairs to the first floor.

CLOAKROOM

White suite comprising of a close coupled WC, corner wash hand basin and tiled splashback, heated towel rail, front aspect frosted window.

SNUG / PLAYROOM

16'11 x 8'1 (5.16m x 2.46m)

Range of built-in cupboards, drawers, desktop, shelving etc., exposed flooring, circular window, double radiator, front aspect window.

LOUNGE

14'11 x 11'7 (4.55m x 3.53m)

Feature stone fireplace with raised hearth, inset real flame gas-fire, radiator, front aspect window.

KITCHEN / BREAKFAST ROOM

20'11 x 10'8 (6.38m x 3.25m)

Newly fitted Magnet kitchen with one and a half bowl single drainer sink unit with mixer tap, cupboard under, integrated dishwasher, four ring induction hob, cooker hood above, two separate AEG ovens, cupboards above and below, integrated Zanussi microwave, various pull out storage drawers, cutlery drawers etc., integrated fridge / freezer, corner units with pull out shelves, saucepan drawers, plinth heater, double radiator, fully glazed French doors through to the rear garden with a lovely unspoilt outlook over farmland beyond.

UTILITY

7'6 x 5'5 (2.29m x 1.65m)

Stainless steel single drainer sink unit with mixer tap, cupboard under, base units, cupboard housing the gas-fired central heating and domestic hot water boiler, plumbing for washing machine, heated towel rail, shelving, fully glazed door to the garden with a private outlook.

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

LANDING

Built-in airing cupboard with shelving, access to roof space.

MASTER BEDROOM

11'4 x 10'8 (3.45m x 3.25m)

Built-in double wardrobe with hanging rail and shelving, single radiator, rear aspect window with a lovely unspoilt outlook over surrounding fields and farmland. Door to:

EN-SUITE SHOWER ROOM

Newly fitted, double shower cubicle and tray, shower, fully tiled surround, vanity wash hand basin, drawers below, tiled splashback, mirror over, close coupled WC, heated towel rail, further built-in storage cupboards, side aspect frosted window.

BEDROOM 2

9'8 x 9'1 (2.95m x 2.77m)

Built-in wardrobe, hanging rail and shelving, double radiator, front aspect window.

BEDROOM 3

17'2 x 8'3 (5.23m x 2.51m)

Built-in double wardrobes with hanging rail and shelving, double radiator, access to roof space, front aspect window.

BEDROOM 4

8'7 x 8'3 (2.62m x 2.51m)

Single radiator, front aspect window.

BATHROOM

Newly fitted, roll top design bath with shower over, close coupled WC, pedestal wash hand basin with tiled splashback, mirror over, heated towel rail, rear aspect frosted window.

OUTSIDE

To the front of the property, there is a tarmac driveway suitable for the parking of two vehicles, lawn area, flower borders surround with various shrubs and flowers, outside lighting, electric charging point to the front. A gated side access leads through to the pretty rear garden where there is a paved patio area running the full width of the house, outside lighting, outside tap, outside power point, lawned area, flower borders with attractive shrubs and flowers, brick-built BBQ, LEAN-TO SHED (18' in length) to the side with power and lighting with vent for tumble dryer and shelving. The gardens have a lovely unspoilt outlook over surrounding farmland.

SERVICES

Mains water, electricity and gas, shared septic tank.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
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

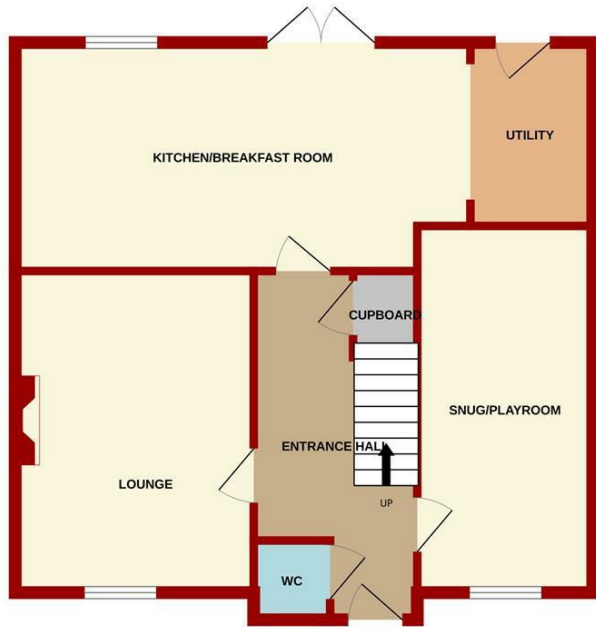
From Ross-on-Wye, proceed along the A40 towards Gloucester. Proceed through Weston Under Penyard and as you come into Ryeford, you will see a turning on your right hand side signposted for Pontshill. Proceed along this lane, over the brow and down the hill until you see a turning on your left hand side. Turn left into this turning and then first right in Coughton Brook Close.

PROPERTY SURVEYS

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



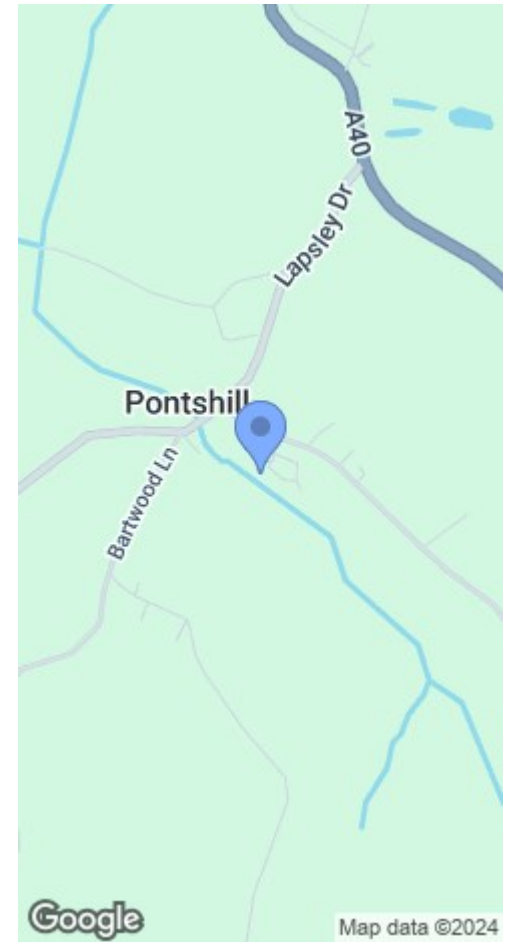
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		76	86				

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.



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