



21 The Meads
Ross-On-Wye HR9 7NF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £255,000

A VERY WELL PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY, CONSERVATORY, OFF ROAD PARKING, LOW MAINTENANCE REAR GARDEN with SUMMER HOUSE and WORKSHOP, situated on the OUTSKIRTS OF THE MARKET TOWN OF ROSS-ON-WYE, all being offered with NO ONWARD CHAIN.

Ross offers a range of Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, Library etc. And a Bus Service to Gloucester, Newent and surrounding areas.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham.

The accommodation comprises open plan kitchen/living room, inner hallways, bedroom, bedroom two (or optional dining room) utility room and shower room. To the first floor there are two loft rooms and bathroom.





The property is accessed via a double glazed sliding doors into:

ENTRANCE PORCH

7'09 x 3'02 (2.36m x 0.97m)

Power points, double glazed door into:

ENTRANCE HALLWAY

11'04 x 6'02 (3.45m x 1.88m)

Radiator, stairs to the first floor, understairs storage cupboard, thermostat control, consumer unit. Door into:

LOUNGE

11'05 x 13'00 (3.48m x 3.96m)

Decorative built in fireplace with gas point currently housing an electric fire, TV point, double radiator, front aspect window. Glazed door into:

KITCHEN/BREAKFAST ROOM

Pantry cupboard which previously housed a tall fridge / freezer. Modern refitted kitchen with a range of base and wall mounted units, laminated worktops and tiled splashbacks, one and a half bowl sink with mixer tap over, integrated Bosch oven with a four ring halogen hob and extractor fan, space for dishwasher, washing machine and undercounter fridge and freezer, TV point, radiator, rear aspect window. Double glazed door into:

CONSERVATORY

17'06 x 9'00 (5.33m x 2.74m)

Lower brick and upper upvc double glazed construction, triple insulated solid roof, power and lighting.

W.C

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space via pull down ladder, concertina louvre doors into airing cupboard housing the Baxi gas fired boiler supplying hot water and central heating. Door into:

BEDROOM 1

12'00 x 11'05 (3.66m x 3.48m)

Single radiator, coving, rear aspect window offering a pleasant outlook.

BEDROOM 2

9'05 x 8'06 (2.87m x 2.59m)

Single radiator, coving, front aspect window offering a pleasant outlook.

BEDROOM 3

10'09 x 6'08 (3.28m x 2.03m)

Single radiator, front aspect window.

WET ROOM

8'00 x 5'05 (2.44m x 1.65m)

Mira shower, wet room floor, fully tiled walls, pedestal wash hand basin with mixer tap, W.C, double radiator, extractor fan, two rear aspect frosted windows.

OUTSIDE

To the front of the property you have a driveway offering parking for one vehicle. The front garden is laid to gravel with raised beds planted with flowers, shrubs and bushes. Gated access to the side leads to the rear garden.

REAR GARDEN

Patio area, covered AstroTurf area and steps leads up to raised terrace with wooden built summer house and workshop. The gardens benefit from having outside lighting, tap and are fully enclosed by fencing surround.

SUMMER HOUSE

Power, lighting and bar area.

WORKSHOP

Power and lighting.

SERVICES

Mains water, mains electric, mains drainage, mains gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B

Herefordshire District Council, The Hereford Centre, Hereford Customer Services, Franklin House, 4 Commercial Road, Hereford HR1 2BB.

TENURE

Leasehold. AGENTS NOTE: We understand the property was indeed a freehold and the current vendors sold a percentage of the house to the local authority to pay for remedial works. The new owners will be purchasing the house and the freehold with the current vendors paying off the local authority percentage.

VIEWINGS

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

Proceed out on the A40 towards Ross on Wye, upon entering the town before the roundabout there will be a turning left into The Mead just before the fire station, where the property can be found as marked by our 'For Sale' board.

PROPERTY SURVEYS

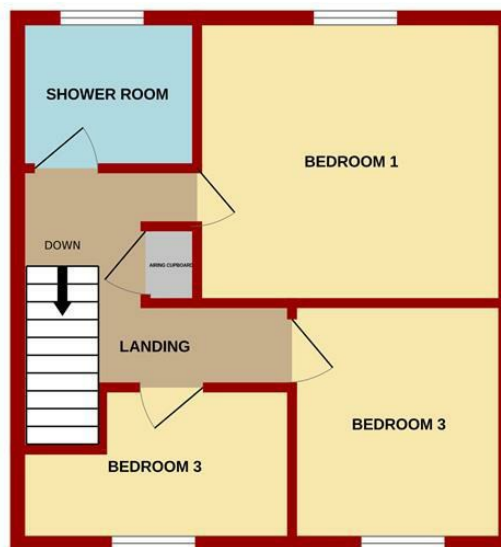
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



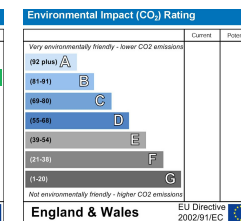
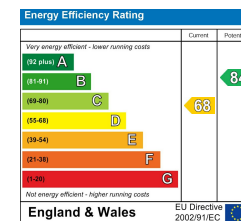
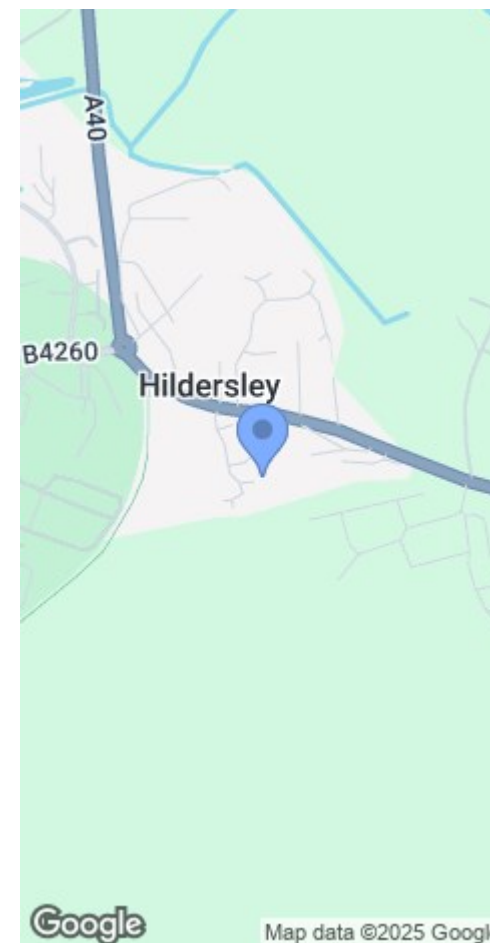
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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