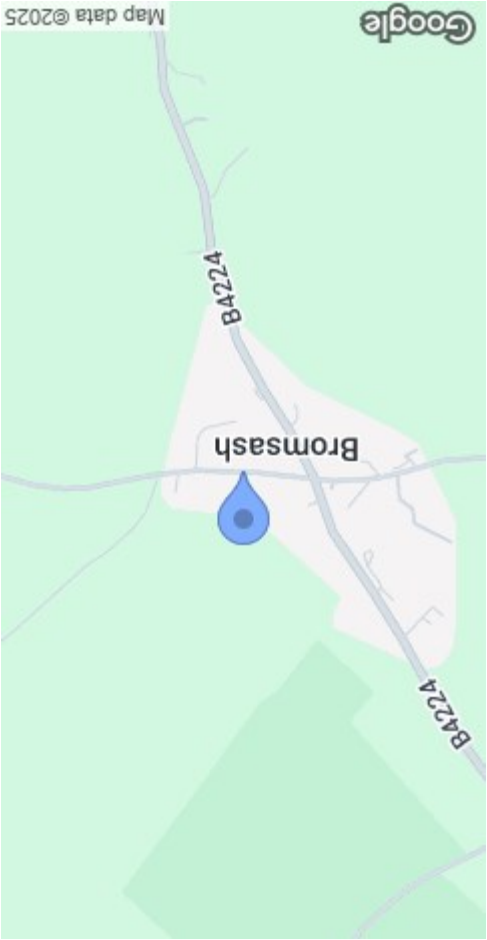


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	
Current	Future
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - lowest running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) Not energy efficient - highest running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (92-100) Very low environmental impact - lowest CO ₂ emissions	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) High environmental impact - highest CO ₂ emissions	
EU Directive 2002/91/EC	



GROUND FLOOR



New Hurstans
Bromsash, Ross-On-Wye HR9 7PR

Guide Price £309,950

A THREE BEDROOM DETACHED BUNGALOW IN NEED OF FULL MODERNISATION having LOUNGE / DINING ROOM plus CONSERVATORY, situated in a TRANQUIL VILLAGE LOCATION offering SPLENDID ELEVATED VIEWS, SAT CENTRALLY IN GENEROUS MATURE GARDENS, with LARGE GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Bromsash is located between the market towns of Newent (6 1/2 miles approximately) and Ross-on-Wye (4 miles approximately). Both towns offer a good range of shops, supermarkets, schooling, churches of various denominations, health centre, sports and community centres and libraries.

For the commuter, access to the motorway network can be made via junction 3 of the M50 (3 miles distant) for onward connection to the M5 ,linking up the Midlands and the North, Wales and the South.



Glazed wooden front door leads into:

ENTRANCE HALL

Parquet flooring, night storage heater, access to roof space, door to storage cupboard (formerly housing a warm air heating system).

LOUNGE / DINER (L SHAPED)

15'0 x 12'9 / 11'7 x 10'0 (4.57m x 3.89m / 3.53m x 3.05m)
The lounge has an open fireplace, air source heating plus night storage heater, front and side aspect windows offering lovely elevated views.

The dining area has parquet flooring, night storage heater, side aspect window, rear aspect French doors leading into conservatory. Door into:

KITCHEN

10'7 x 11'4 (3.23m x 3.45m)
Night storage heater, base and wall mounted units, double drainer sink, rear aspect window. Half glazed back door into:

CONSERVATORY

16'0 x 10'5 max (4.88m x 3.18m max)
Tiled floor, side door to patio and gardens.

BEDROOM 1

11'9 x 10'6 (3.58m x 3.20m)
Built-in double wardrobes, night storage heater, front aspect window.

BEDROOM 2

11'9 x 8'5 max (3.58m x 2.57m max)
Built-in double wardrobes, additional night storage heater, rear aspect window. Opening through to:

WC AREA

6'2 x 3'2 (1.88m x 0.97m)
WC, sink.

BEDROOM 3

9'5 x 7'9 (2.87m x 2.36m)
Night storage heater, front aspect window.

BATHROOM

8'6 x 8'4 (2.59m x 2.54m)
Currently comprising bath with Mira electric shower over, WC, wash hand basin, night storage heater, two rear aspect frosted windows.

OUTSIDE

A tarmac driveway, suitable for the parking of at least three vehicles, leads up to:

GARAGE

23'10 x 9'7 (7.26m x 2.92m)
Accessed via up and over door to the front, power and lighting, solar photovoltaic controls, side window and back door.

A side path and gated access, via steps, leads to the rear garden. The property sits centrally within a large mature plot to the front. There are lawned areas and several mature trees and shrubs. The pathway continues around the front and side of the property to the rear, where there are mature planted beds, further lawned areas, patio seating area, all enclosed by wood panel fencing and hedging. The garden offers very good levels of privacy.

SERVICES

Mains water and electricity, private drainage to septic tank. Air source heating and night storage heaters.

The property benefits from having a 12 panel solar array.

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.

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

Approaching from Gloucester, proceed along the A40, through the villages of Huntley and Lea. On leaving Lea, take the first turning on the right, signposted Bromsash and Upton Bishop. Continue into the village of Bromsash, turn right at the crossroads where the property can be located after a short distance on the right hand side 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).

