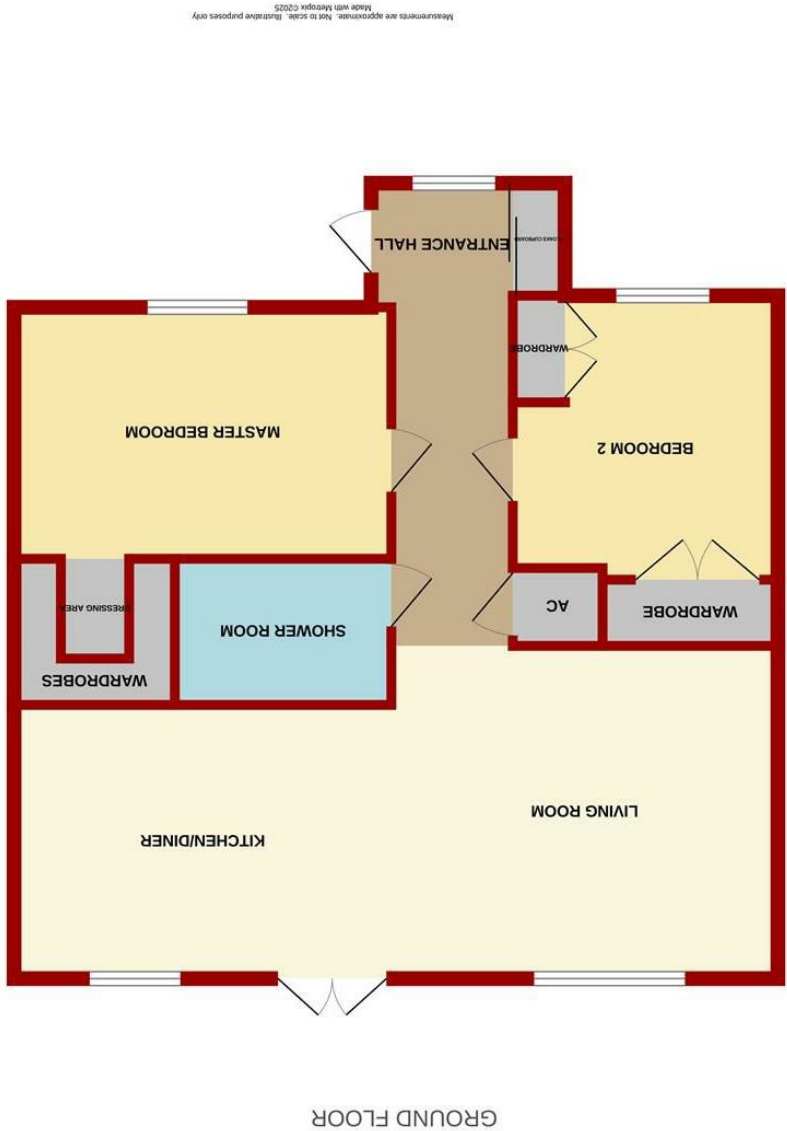
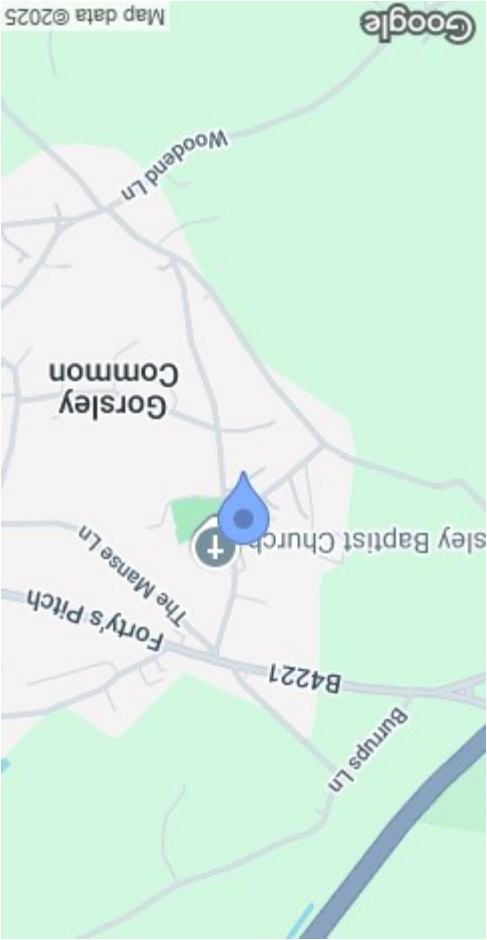


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy inefficient - high running costs	Very energy inefficient - high running costs
100	100

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO ₂ emissions	Very energy efficient - low CO ₂ emissions
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy inefficient - high CO ₂ emissions	Very energy inefficient - high CO ₂ emissions
100	100



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

Guide Price £438,000

A 4 YEAR OLD TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW, LARGELY UPGRADED to include NEW KITCHEN with BUILT-IN APPLIANCES, ITALIAN PORCELAIN TILING INSIDE AND OUT, NEW FENCING, FITTED SECURITY ALARM. NEW HOME BUILD GUARANTEE REGISTERED IN 2021, SOLAR PANELS and AIR SOURCE HEATING, SINGLE GARAGE and OFF ROAD PARKING - ALL BEING OFFERED WITH NO ONWARD CHAIN.

Gorsley offers amenities to include a Post Office / shop with coffee house, 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 UPVC door through to:

LARGE ENTRANCE HALL

20'8 x 5'5 max (6.30m x 1.65m max)

Italian tiled flooring, under floor heating, access to roof space, large built-in double cloaks cupboard with hanging rail, shelving over, airing cupboard with hot water tank, front aspect window with fitted shutters. Opening through to:

LIVING ROOM

15'6 x 13'3 (4.72m x 4.04m)

Corner feature electric wood burning stove (which may be available via separate negotiation), Italian tiled flooring, under floor heating, rear aspect window with a private outlook over the gardens. This opens out to:

KITCHEN AREA

14'11 x 10'6 (4.55m x 3.20m)

The kitchen / dining area is a high spec upgraded kitchen to comprise Franke sink unit with washing up dispenser, Quooker tap, fitted drying rack and knife rack with cupboards under, various integrated appliances to include NEFF electric oven with microwave over, NEFF wine cooler, NEFF induction hob, built-in cooker hood above, Siemens integrated dishwasher, fitted NEFF American style fridge, built-in corner carousel units, spice drawers, fitted dustbin cupboard, wall mounted units, spot lighting, rear aspect window, fully glazed French doors through to the south facing private rear patio.

MASTER BEDROOM

14'5 x 9'8 (4.39m x 2.95m)

Italian tiled flooring, under floor heating, spotlighting, front aspect window with window shutters. Opening through to:

BUILT-IN DRESSING AREA

Three full height double wardrobes and single wardrobe, central mirror faced doors, built-in shelving, drawers, laundry basket etc. (Formerly an en-suite so quite flexible).

BEDROOM 2

13'8 x 10'7 (4.17m x 3.23m)

Fitted bedroom furniture to include two double and one single wardrobe, full height, hanging rail and shelving, further storage cupboards, Italian tiled flooring, under floor heating, front aspect window.

SHOWER ROOM

Italian tiled flooring, under floor heating, walk-in fitted double shower cubicle, rain shower head, tiling surround, close coupled WC, vanity wash hand basin, drawers below, tiled splashback, mirror faced medicine cabinet with automatic lighting, fitted storage cupboard with shelving and drawers below, heated towel rail.

OUTSIDE

A block paved driveway gives access to:

SINGLE GARAGE

20'2 x 10'0 (6.15m x 3.05m)

Accessed via electric roller shutter door, power and lighting, three metal double cabinets for storage with shelving, electric drying rack, fitted outside water tap, 30 m hose and reel, small rear aspect window, half glazed door to the outside.

Landscaped gardens to the front of the property with an Italian porcelain tiled pathway to the front door, lawned area to either side, outside lighting. A gated side access leads to the south facing rear garden, again landscaped to comprise a large porcelain tiled patio area, raised walling surround, lawned area, various shrubs, outside lighting, outside power point, new slotted fencing surround.

AGENT'S NOTE

The property has been largely upgraded since the original purchase as a new build in 2021, with a new kitchen, built-in appliances, Quooker tap, Italian porcelain tiled flooring throughout, new fencing, fitted security alarm, built-in wardrobes, fitted shutters throughout, upgraded bathroom, new Home Build guarantee registered in 2021.

SERVICES / MAINTENANCE CHARGE

Mains water and electricity, shared treatment plant, air source heat pump.

Solar panels are in place and reduce the cost of the electricity.

The maintenance charge is £60 per month and includes emptying the septic tank, maintenance of the driveway.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

The vendor has advised that they have fibre broadband provided by BT.

Please note that 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: 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. Take a left here and then third right into Chapel View, where the property can be found on your left 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.