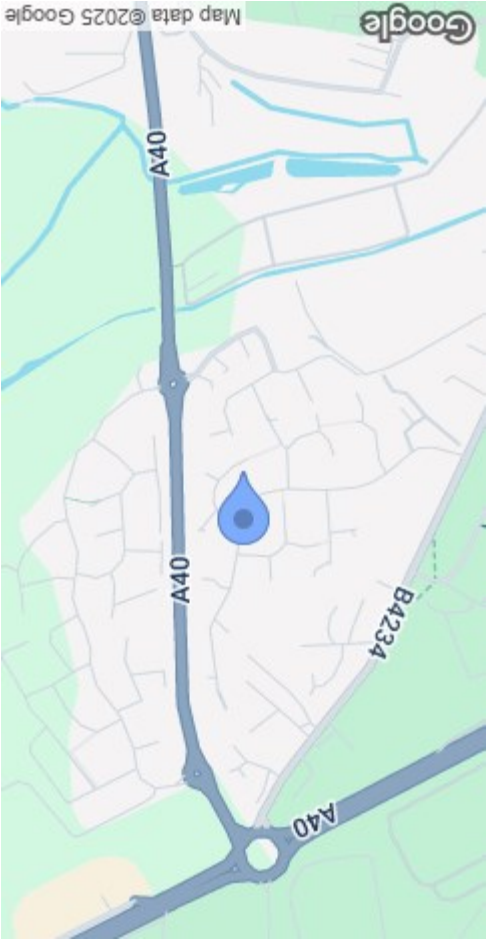




MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	70
Target	86
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) Non energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	A
Target	A
Environmental Impact (CO <sub>2</sub> ) Rating Legend	
A (92-100) Very environmentally friendly - lower CO <sub>2</sub> emissions	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28) Non environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and not responsible to layout for any reason. Prospective purchasers are advised to verify the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and not responsible to layout for any reason. Prospective purchasers are advised to verify the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and not responsible to layout for any reason.



GROUND FLOOR



5 Chatsworth Close  
Ross-On-Wye HR9 7XH



Guide Price £335,000

Tucked away in a PEACEFUL CUL-DE-SAC, this BRIGHT AND DECEPTIVELY SPACIOUS TWO-DOUBLE-BEDROOM DETACHED BUNGALOW is OFFERED WITH NO ONWARD CHAIN. Key benefits include a GENEROUS LOUNGE, a SEPARATE DINING ROOM, a SINGLE GARAGE, DRIVEWAY PARKING FOR TWO VEHICLES, and ATTRACTIVE FRONT AND REAR GARDENS.

Ross-On-Wye Is A Small Market Town Located In Herefordshire. It Is Situated On A Picturesque Bend Of The River Wye And Is Often Referred To As The "Gateway To The Wye Valley."

Ross-On-Wye Is Renowned For Its Stunning Natural Surroundings And Panoramic Views. It Is A Popular Destination For Nature Lovers, Hikers, And Outdoor Enthusiasts Who Come To Explore The Wye Valley Area Of Outstanding Natural Beauty.

The Town Itself Features A Charming Mix Of Historical Buildings And Georgian Architecture. The 17th-Century Market House Is A Notable Landmark In Ross-On-Wye And Serves As A Focal Point For Local Markets And Events. The Town Centre Offers A Range Of Independent Shops, Cafes, Restaurants, And Traditional Pubs.

Ross-On-Wye Has A Rich History Dating Back To Medieval Times, And Visitors Can Explore The Town's Heritage Through Its Historic Buildings And Landmarks. The 13th-Century St. Mary's Church And The Ruins Of Wilton Castle Are Among The Notable Historical Sites In The Area.



Side aspect part glazed wooden door leads into;

ENTRANCE HALL

Airing cupboard housing the gas-fired combi boiler, radiator, loft hatch to loft space, doors lead off to the lounge, dining room, two bedrooms and shower room.

LOUNGE

17'08 x 11'11 (5.38m x 3.63m)

A bright and spacious room, tv and phone points, radiators, front aspect window overlooking the front garden.

DINING ROOM

11'05 x 9'05 (3.48m x 2.87m)

Radiator, side aspect window, velux skylight, double doors lead into the kitchen.

KITCHEN

13'01 x 11'03 (3.99m x 3.43m)

Fitted eye and base level units with laminate worktops and an inset one and a half bowl sink with drainer. Integrated electric oven, induction hob and extractor hood. Plumbing for a washing machine, space for under counter fridge or freezer. Radiator, side aspect obscured door leading out to the garden, rear aspect window.

BEDROOM ONE

12'09 x 11'11 (3.89m x 3.63m)

Built in wardrobes, radiator, rear aspect window overlooking the garden.

BEDROOM TWO

11'04 x 9'09 (3.45m x 2.97m)

Built in wardrobes, radiator, front aspect window overlooking the garden.

SHOWER ROOM

6'08 x 5'04 (2.03m x 1.63m)

Modern walk-in shower cubicle with wet board surround, low level w.c, pedestal handbasin, radiator, part tiled walls, side aspect obscured window.

SINGLE GARAGE

18'07 x 9'06 (5.66m x 2.90m)

Accessed via up and over door from the driveway, power and lighting, side aspect door to garden, rear aspect window.

OUTSIDE

The generous front garden is laid to lawn, interspersed with bushes, while the driveway, located to the side of the property, provides parking for two vehicles. This leads to the single garage, and a path with a gate offers access to the rear garden.

The rear garden features a patio seating area and a raised lawn, accessible via steps and bordered by attractive flowers and shrubs. The garden is enclosed by fencing, providing privacy.

SERVICES

Mains Water, Drainage, Electricity, Gas. No internet connected to the property. Full Fibre & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY

Council Tax Band: D Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water- Rate TBC

TENURE

Freehold

DIRECTIONS

From the Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here for just under half a mile, passing John Kyrle High School on you right hand side. Taking the turning left onto Court Road and follow the road around until reaching Chatsworth Close. Take a right where the property can be found near the end of the road on the right hand side.

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)