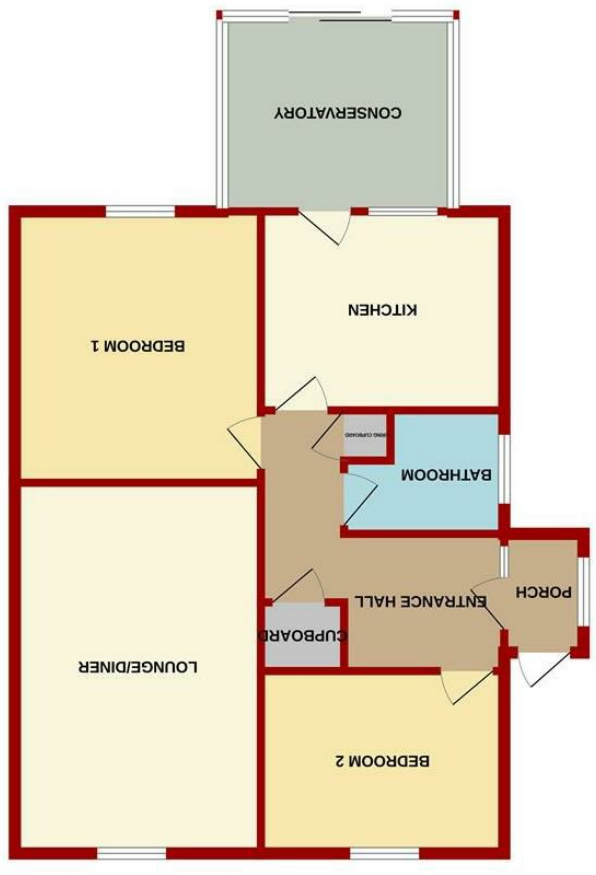
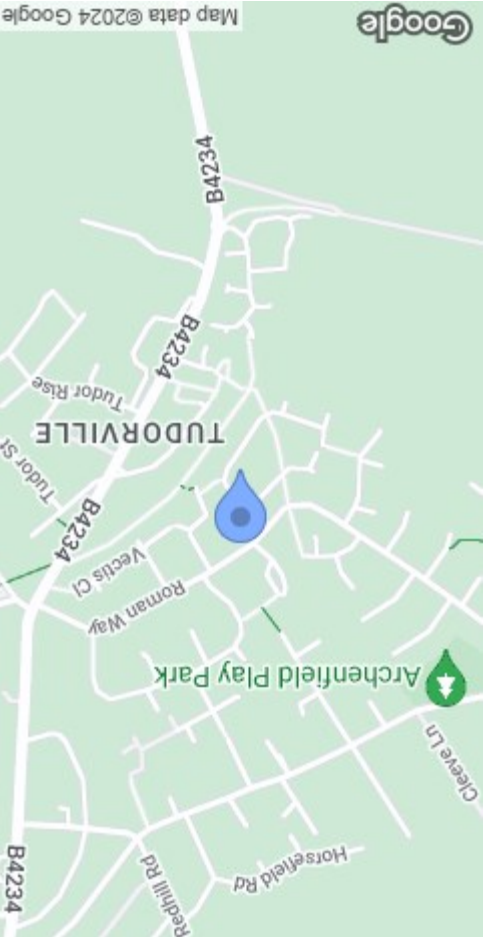




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency and the plan is for illustrative purposes only.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



GROUND FLOOR



4 Corinium Road
 Ross-On-Wye HR9 5UQ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£325,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN and benefitting from OFF ROAD PARKING FOR TWO/THREE VEHICLES, FRONT & ENCLOSED REAR GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING and is located close to COUNTRYSIDE and WOODLAND WALKS.

The property comprises of ENTRANCE PORCH, ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, TWO BEDROOMS and BATHROOM.

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.



The property is accessed via a upvc obscure double glazed panel door which leads into the:

ENTRANCE PORCH
5'08 x 3'09 (1.73m x 1.14m)

Ceiling light, painted brick walls, side and rear aspect single glazed windows. Obscure glazed panel front door with obscure glazed panel to side leading into the:

ENTRANCE HALL
9'01 x 10'02 narrowing to 5'0 x 2'06 (2.77m x 3.10m narrowing to 1.52m x 0.76m)

Two ceiling lights, access to roof space, mains wired smoke alarm system, central heating thermostat and timer controls, single radiator, telephone point, power points, door to built-in storage unit with hanging and shelving space, door to the airing cupboard housing the gas fired central heating and domestic hot water boiler, obscure glazed panel doors leading into the:

LOUNGE/DINING ROOM
17'08 x 11'09 (5.38m x 3.58m)

Ceiling light, coving, feature fireplace with open fire, stone hearth, alcoves to either side, power points, two double radiators, tv point, front aspect double glazed window overlooking the front garden with views towards forest and woodland.

KITCHEN
11'08 x 9'06 (3.56m x 2.90m)

Single bowl single drainer stainless steel sink unit, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker, cooker, small extractor fan, ceiling light, modern electric consumer unit, space and plumbing for automatic washing machine, single radiator, space for fridge/freezer, half glazed panel door opening into:

CONSERVATORY

11'00 x 9'04 (3.35m x 2.84m)

Polycarbonate roof, blinds inset, upvc glazed panels to lower level with windows to side and rear aspects, sliding patio doors opening onto the rear garden, double radiator, power.

BEDROOM ONE

13'00 x 11'09 (3.96m x 3.58m)

Ceiling light, double radiator, wardrobe, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO

11'08 x 8'09 (3.56m x 2.67m)

Ceiling light, single radiator, wardrobe, power points, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland.

BATHROOM

Coloured suite with close coupled w.c, pedestal wash hand basin, modern side panel bath with wooden side panel, electric shower fitted over, fully tiled, ceiling light, single radiator, side aspect upvc obscure double glazed window.

OUTSIDE

From the conservatory, two small steps lead down to the rear garden, which is laid to lawn with flower borders, shrubs, and bushes. The garden features new fencing on one side, a greenhouse, a paved patio and seating area, and a garage with outside lighting.

The front garden benefits from off-road parking suitable for two to three vehicles. It is laid to lawn with flower borders, shrubs, and bushes, and is partially enclosed by fencing and a dwarf wall. Gated access on the right-hand side leads to the rear garden.

GARAGE

17'11 x 8'10 (5.46m x 2.69m)

Single up and over door to front with lighting, power and tap.

DIRECTIONS

From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Continue along here turning right into Roman Way. Take the third turning on the left into Corinium Road and follow the road around to the right where you will find the property on the right hand side.

SERVICES

Mains Water, Drainage Gas and Electricity. Openreach and Full Fibre in area.

WATER RATES

Welsh Water- TBC

LOCAL AUTHORITY

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

TENURE

Advised as 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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEY

Qualified Chartered Surveyors (with over 20 years experience) 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)

