



7 Woodmeadow Road  
Ross-On-Wye HR9 5QG



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 7 Woodmeadow Road

## Ross-On-Wye HR9 5QG

Offers Over £365,000

**Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM DETACHED BUNGALOW situated in a QUIET CUL DE SAC LOCATION and benefitting from ENCLOSED FRONT & REAR GARDENS, OFF ROAD PARKING, OIL CENTRAL HEATING, DOUBLE GLAZING, UPVC FACIAS AND GUTTERING.**

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, THREE BEDROOMS, FAMILY BATHROOM, GYM and GARAGE/STORE ROOM.

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 clear glazed upvc door with obscure glazed panel to side. This gives access into:

### **PORCH**

Ceiling light, exposed brick wall, tiled flooring, obscure glazed wooden door leads into the:

### **ENTRANCE HALL**

**21'03 x 5'05 (6.48m x 1.65m)**

Ceiling light, ceiling rose, coving, access to roof space, central heating thermostat controls, dado rail, two radiators, power points, telephone point, door to storage cupboard with hanging and shelving options, wooden panel doors giving access into:

### **LOUNGE**

**17'10 x 12'04 (5.44m x 3.76m)**

Ceiling light, wall light points, feature stone fireplace with electric fire inset, alcoves to either side, two single radiators, power points, tv point, serving hatch to kitchen, side aspect upvc double glazed window overlooking the driveway, large front aspect double glazed window overlooking the front garden and driveway.

### **KITCHEN**

**11'01 x 11'08 (3.38m x 3.56m)**

Single bowl, double drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, double radiator, wood laminate flooring, plumbing for automatic washing machine, space for freestanding cooker, extractor hood over, central heating and domestic hot water boiler with timer controls, ceiling light, door to pantry cupboard with shelving space and rear aspect upvc obscure double glazed window overlooking the rear garden, rear aspect upvc double glazed window overlooking the rear garden, opening into:

### **BREAKFAST AREA**

**9'03 x 9'03 (2.82m x 2.82m)**

Ceiling light, single radiator, continuation of the laminate flooring, power points, side and rear aspect upvc double glazed windows overlooking the garden, rear aspect upvc obscure double glazed door opening onto the rear garden, door giving access into:







### **GYM AREA (FORMER GARAGE)**

**9'08 x 8'06 (2.95m x 2.59m)**

Ceiling light, exposed brick walls, power points, door into:

### **GARAGE/STORE ROOM**

**8'06 x 5'02 (2.59m x 1.57m)**

Up & over door, power and lighting, electrical consumer unit.

From the entrance hall, doors to:

### **BEDROOM ONE**

**11'11 x 11'03 (3.63m x 3.43m)**

Ceiling light, dado rail, two built-in double wardrobes with hanging and shelving options, cupboards above, wood laminate flooring, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

### **BEDROOM TWO**

**11'02 x 9'10 (3.40m x 3.00m)**

Ceiling light, single radiator, power point, wood laminate flooring, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland.

### **BEDROOM THREE**

**11'02 x 9'04 (3.40m x 2.84m)**

Ceiling light, ceiling rose, single radiator, power points, side aspect upvc double glazed window.

### **BATHROOM**

**8'06 x 6'04 (2.59m x 1.93m)**

White suite with P shaped bath, shower mixer tap fitting over, low level w.c, vanity wash hand basin with cupboard beneath, fully tiled walls, shaver light and shaver point, heated towel radiator, extractor fan, ceiling light, door to airing cupboard housing hte hot water cylinder with slatted shelving space, rear aspect upvc obscure double glazed window.





## OUTSIDE

The front of the property is accessed via a pair of wrought iron gates opening onto the tarmacked driveway, suitable for parking two vehicles and leading to the attached single garage, currently used as a store/gym. The front garden features outside lighting and is laid to patio with mature shrubs and bushes, all enclosed by walling, hedging, and fencing.

Gated access to the left-hand side leads to the rear garden, where you will find a gravelled patio and seating area, an outside tap, and steps leading up to a lawned area surrounded by flower borders, shrubs, and bushes. The rear garden also includes an oil storage tank and space for a greenhouse and garden shed. This area is enclosed by fencing and offers far-reaching views towards fields and countryside in the distance.

## DIRECTIONS

From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. At the crossroads with Roman Way, turn left into Fernbank Road. Continue to the end of the road, taking the right hand turning into Woodmeadow Road where the property can be found after a short distance on the right hand side.

## SERVICES

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

## WATER RATES

Welsh Water- TBC

## 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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.





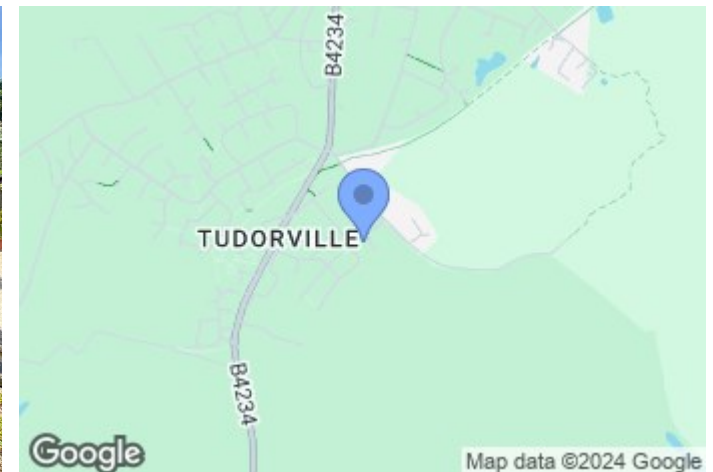


## PROPERTY SURVEY

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

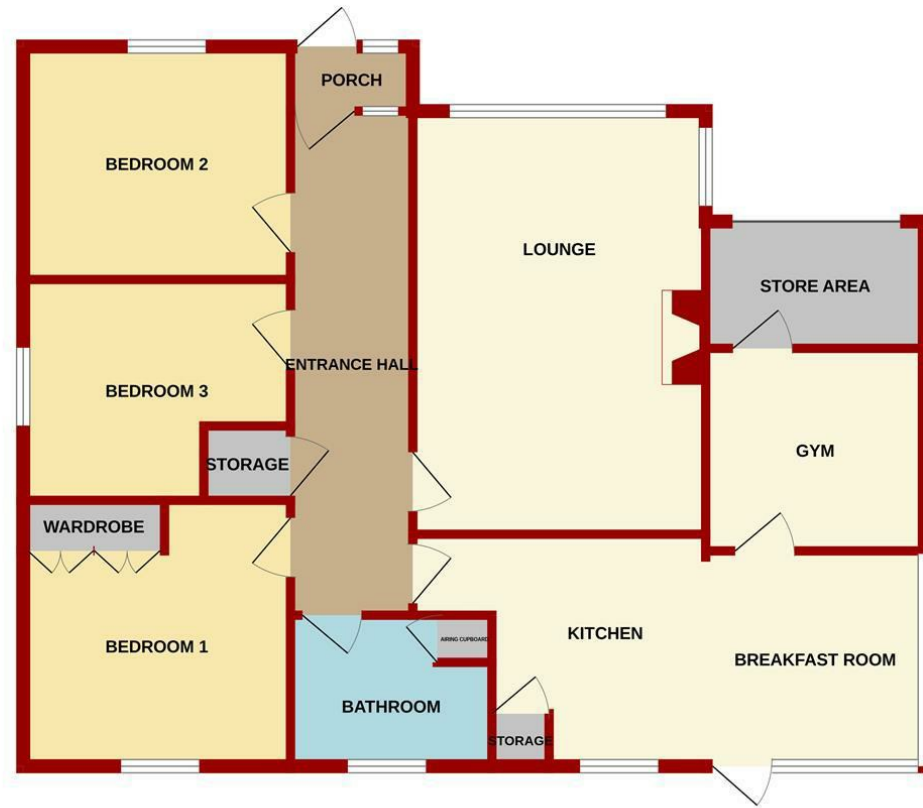
## MONEY LAUNDERING REGULATIONS

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)





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		83	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC







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