



**FOR SALE**  
**SG STEVE GOOCH**  
ESTATE AGENTS  
**01594 542535**

**74 Verschoyle Gardens**  
**Ross-On-Wye HR9 7HQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £220,000

We Are Delighted To Offer For Sale This Neat And Tidy Three Bedroom Mid-Terrace House Located In A Popular Area In The Market Town Of Ross On Wye. The Property Offers A Spacious Kitchen/Diner, Comfortable Lounge, Three Good Sized Bedrooms And Family Bathroom As Well As Plenty Of Built In Storage.

Further Benefits Include Front And Rear Gardens, Gas-Fired Central And Double Glazing. To The Rear Of The Property Is A Communal Car Parking Area With The Owners Making Use Of Two Spaces. The Property Is Situated Within Easy Reach Of The Local Primary And Secondary Schools As Well As Nearby Shops And Amenities.

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.







Front aspect upvc door leads into:

### **ENTRANCE HALL**

Built in cupboard housing the gas-fired combi boiler, radiator, stairs lead to the first floor landing with useful storage cupboard beneath. Doors lead off into the lounge and kitchen/diner.

### **LOUNGE**

13'9" x 11'0" (4.19m x 3.35m)

A bright and airy room, TV point, radiator, front aspect window.

### **KITCHEN/DINER**

17'2" x 9'5" (5.23m x 2.87m)

Range of fitted wall and base level units with inset stainless steel sink-basin and drainer, integral electric double oven, induction hob with cooker hood over. Space and plumbing for a washing machine and fridge/freezer. Radiator, tiled floor, two rear aspect windows and upvc door lead out to the garden.

### **LANDING**

Airing cupboard, two further storage cupboards, access to loft space, radiator, doors lead off to bedrooms 1,2,3 and bathroom.

### **BEDROOM ONE**

13'9" x 8'9" (4.19m x 2.67m)

Radiator, rear aspect window.

### **BEDROOM TWO**

9'5" x 8'9" (2.87m x 2.67m)

Radiator, front aspect window.

### **BEDROOM THREE**

8'54" x 6'6" (2.44m x 1.98m)

Radiator, front aspect window.

### **BATHROOM**

8'3" x 5'5" (2.51m x 1.65m)

### **OUTSIDE**

The lawned front garden is accessed via a gate with low fencing surround. Steps and a path lead to the canopied main entrance. The enclosed low maintenance rear garden comprises a patio seating area, lawn and a shed. A gate with steps leads down to the rear parking area.

### **SERVICES**

Mains electric, gas, water and drainage. Standard Broadband

### **WATER RATES**

Welsh Water Authority. Rate TBC

### **Herefordshire Council (Mitcheldean)**

Council Tax Band: B

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.

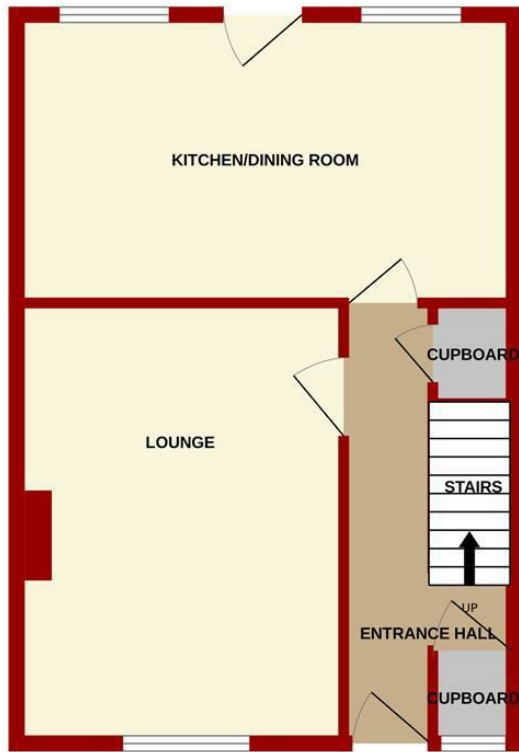
### **DIRECTIONS**

From 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 taking the first right onto Three Crosses Road. Continue along, passing John Kyrle High School on your right hand side, all the way to the junction with Brampton Road. Turn right and then take the second left into Verschoyle Gardens. Follow the road round to the end where the property can be found on the right hand side.

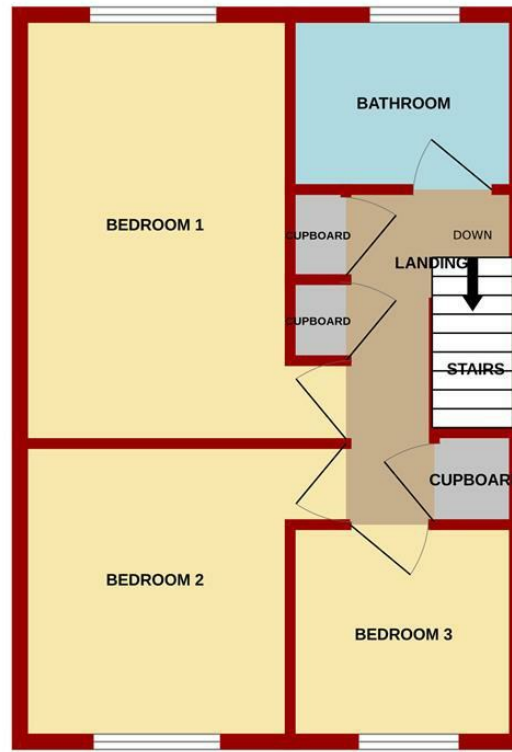
### **MONEY LAUNDERING REGULATIONS**

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



1ST 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	77	A	B
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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.



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