



9 Vaga Crescent
Ross-On-Wye HR9 7RQ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Ross-On-Wye HR9 7RQ

Guide Price £380,000

An ATTRACTIVE FOUR-BEDROOM, TWO BATHROOM DETACHED FAMILY HOME, which has been BEAUTIFULLY MAINTAINED THROUGHOUT. Offering GENEROUS AND WELL-DESIGNED LIVING SPACE, it is IDEAL FOR MODERN FAMILY LIFE. The property enjoys a CONVENIENT LOCATION CLOSE TO ROSS-ON-WYE TOWN CENTRE and WITHIN EASY REACH OF HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS.

Key Benefits Include TWO RECEPTION ROOMS, An EN-SUITE MASTER BEDROOM, GARAGE/FURTHER ACCOMMODATION, DRIVEWAY PARKING and A PRIVATE SOUTH-WESTERLY FACING GARDEN.

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.



A front aspect obscured upvc door leads into;

ENTRANCE HALL

A bright and welcoming space consisting of a radiator, laminate wood flooring, stairs to the first floor landing with storage cupboard beneath. Doors lead off to the lounge, kitchen and downstairs w.c.

DOWNSTAIRS W.C

Low level w.c, wall mounted handbasin with tiled splashbacks, radiator, obscured front aspect window.

LOUNGE

16'03 x 11'07 (4.95m x 3.53m)

Comprising a feature fireplace with decorative surround, radiators, laminate wood flooring, front aspect bay window, side aspect window. Leads through to the dining room at the rear of the property.

DINING ROOM

9'09 x 9'01 (2.97m x 2.77m)

Radiator, laminate wood flooring, rear aspect patio doors leading out to the garden, door to kitchen.

KITCHEN

18'03 x 13'03 (5.56m x 4.04m)

An L-shaped room comprising a range of modern fully fitted wall and base level units with laminate worktops and inset stainless steel sink with drainer. Integral electric oven with induction hob and extractor over, space and plumbing for a dishwasher, radiators, tiled floor, two rear aspect windows overlooking the garden, door leading out to the garden, door to utility.

UTILITY

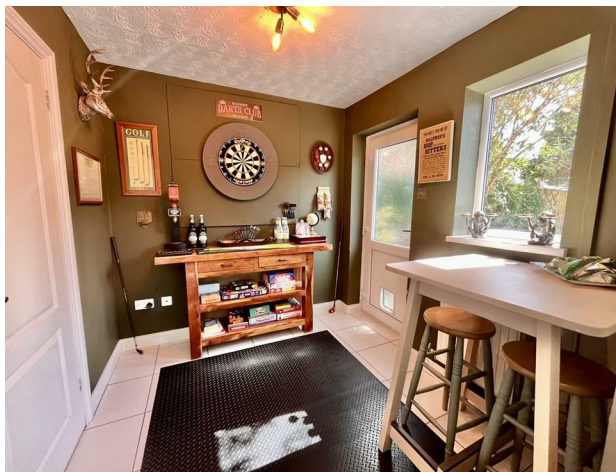
Fitted base units and worktops, space and plumbing for a washing machine and under-counter fridge/freezer, wall mounted gas-fired combi boiler, door to integral garage/store room.

GARAGE/STORE ROOM

17'02 x 7'11 (5.23m x 2.41m)

Power and lighting, space for a fridge/freezer and tumble dryer, side aspect door.





LANDING

radiator, doors lead off to the four bedrooms and family bathroom.

BEDROOM ONE

10'03 x 8'11 (3.12m x 2.72m)

Built in mirrored wardrobes, radiator, laminate wood flooring, front aspect window. Door into;

EN-SUITE SHOWER ROOM

6'02 x 5'08 (1.88m x 1.73m)

Shower cubicle with mains fed shower and tiled surround, low level w.c, pedestal handbasin, heated towel rail, tiled walls, obscured side aspect window.

BEDROOM TWO

10'07 x 9'09 (3.23m x 2.97m)

Built in double wardrobe, radiator, laminate wood flooring, rear aspect window.

BEDROOM THREE

9'07 x 7'02 (2.92m x 2.18m)

Radiator, laminate wood flooring, rear aspect window.

BEDROOM FOUR

9'01 x 7'04 (2.77m x 2.24m)

Airing cupboard, radiator, laminate wood flooring, front aspect window.

FAMILY BATHROOM

6'02 x 5'06 (1.88m x 1.68m)

Modern white suite comprising a p-shaped bath with mains fed shower over, low level w.c, pedestal handbasin, tiled walls, obscured side aspect window.

PARKING

The driveway accommodates parking for one vehicle and leads to the garage, currently used for storage.

OUTSIDE

The front garden features a well-maintained lawn with charming flower borders. Gated access on both sides of the property leads to the secluded rear garden, facing southwest for optimal privacy. The rear garden boasts a patio area and a lawn, bordered with vibrant flowers and shrubs creating an ideal retreat for relaxation.

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, followed by a left into Oaklands. Upon reaching the bend in the road, take the left hand turning into Vaga Crescent where the property will be found on the left hand side.

SERVICES

Mains Water, Drainage, Electricity, Gas.
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: E
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water- Rate TBC

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.

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)

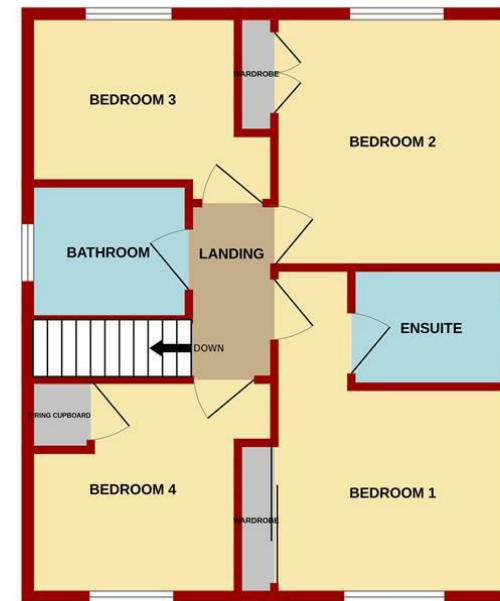




GROUND FLOOR



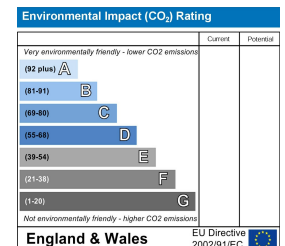
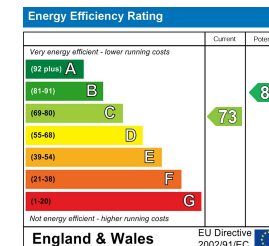
1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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