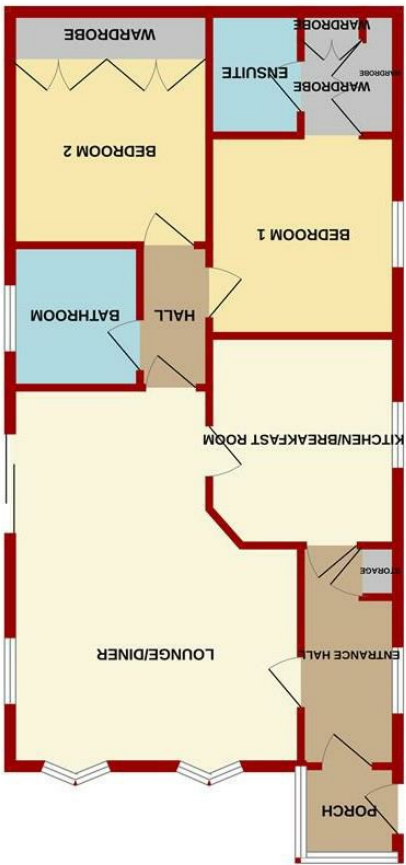


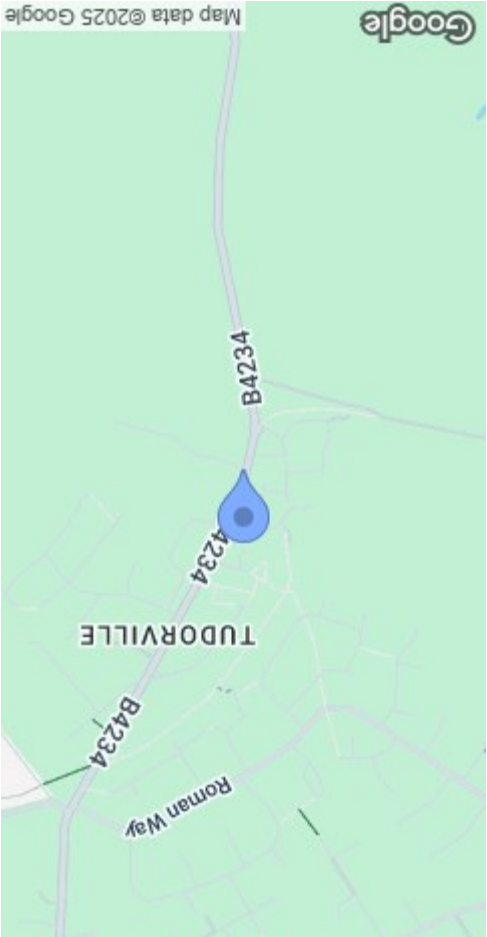


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

What every attempt has been made to ensure the accuracy of the description contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. They have been taken for general purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or efficiency. Call the agent.



GROUND FLOOR  
754 sq. ft. (70.0 sq.m.) approx.



11 Vine Tree Park  
Ross-On-Wye HR9 5HA



STEVE GOOCH  
ESTATE AGENTS | EST 1985



£175,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED 38 X 20 STATELY BADMINTON PARK HOME built in 1995. Fitted with EXTERNAL CLADDING approximately 10 years ago, the property benefits from PARKING FOR ONE VEHICLE, DETACHED SINGLE GARAGE and ENCLOSED GARDEN. The site is suitable for the over 50's.

The property comprises of ENTRANCE PORCH, ENTRANCE HALL, LOUNGE/DINING ROOM, INNER HALLWAY, KITCHEN/BREAKFAST ROOM, BEDROOM ONE with ENSUITE SHOWER ROOM & DRESSING ROOM, BEDROOM TWO and FAMILY 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 vi two shallow steps with wrought iron railings and handrail to side. This takes you to the:

**FRONT PORCH**  
UPVC construction with glazed panel widow to top, polycarbonate roof, tiled flooring, UPVC glazed panel front door giving access into:

**ENTRANCE HALL**  
11'00 x 4'10 (3.35m x 1.47m)  
Ceiling lights, coving, wall mounted electric heater, door to built-in storage, side aspect upvc double glazed window overlooking the driveway, power points, laminate flooring, door giving access into:

**LOUNGE/DINING ROOM**  
18'11 x 14'06 (5.77m x 4.42m)  
Ceiling light, wall light points, two wall mounted electric heaters, feature fireplace with marble hearth & backing, wooden surround, wood laminate flooring, two UPVC double glazed front aspect bow windows and a side aspect UPVC windows with views towards forest, countryside and the Welsh mountains in the distance, sliding patio door opening onto the garden with the same far reaching views. Doors giving access into:

**KITCHEN/BREAKFAST ROOM**  
10'06 x 9'05 (3.20m x 2.87m)  
One and a half bowl single drainer ceramic sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, four-ring electric hob, electric oven beneath, extractor hood over, ceiling light, coving, space for freestanding fridge/freezer, space and plumbing for automatic washing machine, wall mounted electric heater, side aspect UPVC double glazed window overlooking the driveway, parking area and garage, wooden door giving access to hallway.

**INNER HALLWAY**  
Ceiling light, smoke alarm, access to roof space, coving, access to roof space, door to built-in storage with slatted shelving, doors giving access into:

**BEDROOM ONE**  
10'00 x 9'05 (3.05m x 2.87m)  
Ceiling light, coving, power points, range of built-in bedroom furniture to include side cabinets, window seat and chest of drawers, wall mounted electric heater, tv point, side aspect UPVC double glazed window, archway opening into:

**DRESSING AREA**  
Built-in double wardrobe with hanging and shelving options, ceiling light, coving, door giving access into:

**EN-SUITE**  
White suite with close couple w.c, vanity wash hand basin with cupboard beneath, mixer tap over, shower cubicle with electric shower fitted, directional ceiling spots, extractor fan, coving, wall mounted electric heater, rear aspect upvc obscure double glazed window.

**BEDROOM TWO**  
9'05 x 9'04 (2.87m x 2.84m)  
Ceiling light, coving, two built-in double wardrobes, built- in range of bedroom furniture to include bedside cabinet, dressing table, chest of drawers and window seat, power points, wall mounted electric heater, tv point, side aspect UPVC double glazed window overlooking the side garden with views towards fields and countryside in the distance.

**BATHROOM**  
7'01 x 6'06 (2.16m x 1.98m)  
White suite with concealed cistern w.c, vanity wash hand basin with cupboards beneath, monobloc mixer tap over, large double shower cubicle with electric shower fitted, tiled surround, half tiled walls, wood effect vinyl flooring, wall mounted electric heater, ceiling light, extractor fan, coving, side aspect UPVC double glazed obscure window.

**OUTSIDE**  
From the driveway, gated access leads down the side of the garage to the rear garden.

The garden enjoys several patio and block-paved seating areas, complemented by raised flower borders, shrubs, and bushes. It's fully enclosed by fencing and offers lovely views over the surrounding forest and woodland.

**GARAGE**  
20'01 x 9'01 (6.12m x 2.77m)  
Concrete sectional garage with single up & over door to front, personal door to rear, power and lighting.

**DIRECTIONS**  
From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Continue along here, passing Roman Way on the right and the play park on the left. Continue along until reaching Vine Tree Vets. Turn left into Vine Tree Park, where the property can be found after a short distance on the left hand side.

**SERVICES**  
Mains water, drainage, electricity.

**AGENTS NOTE**  
Ground Rent Payable of £179.08 pcm

**LOCAL AUTHORITY**  
Council Tax Band: A  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

**WATER RATES**  
Welsh Water

**TENURE**  
Leasehold in Perpetuity

**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)