



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	Environment Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (low energy cost)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-91 kWh/m²</td></tr> <tr><td>F</td><td>92-105 kWh/m²</td></tr> <tr><td>G</td><td>106-120 kWh/m² (high energy cost)</td></tr> </table>	A	39-47 kWh/m ² (low energy cost)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-91 kWh/m ²	F	92-105 kWh/m ²	G	106-120 kWh/m ² (high energy cost)	<table border="1"> <tr><td>A</td><td>10-35 g/m² CO₂ (low)</td></tr> <tr><td>B</td><td>36-45 g/m² CO₂</td></tr> <tr><td>C</td><td>46-55 g/m² CO₂</td></tr> <tr><td>D</td><td>56-65 g/m² CO₂</td></tr> <tr><td>E</td><td>66-75 g/m² CO₂</td></tr> <tr><td>F</td><td>76-85 g/m² CO₂</td></tr> <tr><td>G</td><td>86-100 g/m² CO₂ (high)</td></tr> </table>	A	10-35 g/m ² CO ₂ (low)	B	36-45 g/m ² CO ₂	C	46-55 g/m ² CO ₂	D	56-65 g/m ² CO ₂	E	66-75 g/m ² CO ₂	F	76-85 g/m ² CO ₂	G	86-100 g/m ² CO ₂ (high)
A	39-47 kWh/m ² (low energy cost)																												
B	48-55 kWh/m ²																												
C	56-63 kWh/m ²																												
D	64-77 kWh/m ²																												
E	78-91 kWh/m ²																												
F	92-105 kWh/m ²																												
G	106-120 kWh/m ² (high energy cost)																												
A	10-35 g/m ² CO ₂ (low)																												
B	36-45 g/m ² CO ₂																												
C	46-55 g/m ² CO ₂																												
D	56-65 g/m ² CO ₂																												
E	66-75 g/m ² CO ₂																												
F	76-85 g/m ² CO ₂																												
G	86-100 g/m ² CO ₂ (high)																												



Old Pound Cottage
 Whitchurch, Ross-On-Wye HR9 6DW

£600,000

This charming detached cottage, ideally located in the sought-after area of Whitchurch, boasts three bedrooms with en suite bathrooms to all, and occupies expansive gardens spanning over half an acre. There is ample potential for modernization and further improvements. The property also offers off-road parking for multiple vehicles and is conveniently situated within close proximity to both Ross-on-Wye and Monmouth.



Property is accessed via a partly glazed wooden door into:

ENTRANCE HALLWAY/STUDY

17'10 x 9'5 (5.44m x 2.87m)

Side aspect wooden single glazed partly frosted window, radiator, power points.

BEDROOM 1

10'4 x 18'8 (3.15m x 5.69m)

Side aspect wooden window, radiator, power points, a doorway gives access into a large walk-in-wardrobe, a further doorway gives access into:

EN-SUITE

11'1 x 12'0 (3.38m x 3.66m)

Side aspect secondary glazed wooden frosted window, panelled bath with shower attachment, close coupled W.C, sink with tap over, large cupboard space, radiator, power points.

From the Entrance Hallway/Study a doorway gives access into:

STUDY

6'8 x 7'10 (2.03m x 2.39m)

Side aspect single glazed wooden window, radiator, power point.

OFFICE

10'7 x 7'8 (3.23m x 2.34m)

Radiator, power points.

LOUNGE

32'0 x 12'10 (9.75m x 3.91m)

Three rear aspect single glazed wooden window, large storage cupboard, power points, two radiators, stairs to First Floor Landing, a doorway gives access into:

BOOTROOM

5'10 x 4'0 (1.78m x 1.22m)

Rear aspect single glazed wooden window, radiator, partly glazed frosted door giving access out onto Rear Garden.

From the Lounge steps give access into:

BREAKFAST ROOM

10'7 x 8'0 (3.23m x 2.44m)

Power points, a doorway gives access into:

BEDROOM 3/DINING ROOM

11'10 x 11'1 (3.61m x 3.38m)

(Currently being used as a Dining Room). Front aspect secondary glazed wooden window, radiator, exposed fireplace with feature fireplace surround, power points, a door giving access into the Utility room. A wooden door gives access to the front of the property and a ship ladder provides access to upstairs also. A doorway gives access into:

BATHROOM/EN-SUITE

6'5 x 7'4 (1.96m x 2.24m)

Front aspect secondary glazed partly frosted wooden window, close coupled W.C, panelled bath with bath taps over and mains shower overhead, radiator, sink with taps over.

UTILITY

7'1 x 4'0 (2.16m x 1.22m)

Vaillant boiler, plumbing for a dryer/washer and a fuse box, radiator.

KITCHEN

8'10 x 11'2 (2.69m x 3.40m)

Front and side aspect UPVC double glazed windows, wooden partly frosted door gives access onto the Rear Garden, range of wall, draw and base mounted units, stainless steel drainer unit with tap over, space for fridge, space for oven, space for dishwasher, strip lighting, radiator.

FROM THE LOUNGE STAIRS GIVE ACCESS TO:

LANDING/STUDY

Two side aspect wooden secondary glazed windows, radiator, power points. From the landing a door gives access into:

INNER LANDING

Door into:

BATHROOM

Panelled bath with shower attachment over, front aspect wooden single glazed window, close coupled W.C, radiator, sink with taps over.

BEDROOM 2

Front aspect wooden single glazed window, cupboard space, power points, decorative beams, radiator, ship's ladder hatch giving access to Dining Room/Bedroom 3.

OUTSIDE

All set to the rear of the property: Parking for several cars including a large car port suitable for at least 4 vehicles, large laid to lawn gardens surrounded by fencing totalling over 0.6 acres, a green house and access to the Workshop.

WORKSHOP

15'0 x 30'0 (4.57m x 9.14m)

Front & side aspect single glazed wooden windows, power and lighting.

SERVICES

Mains water, electric and drainage, LPG.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 A40 Dual Carriageway turn left just before the Applegreen Garage turning right at the immediate T junction where the property can be found after a short distance on your left hand side via our 'For Sale' board.

w3w: headache.textiles.eased

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

