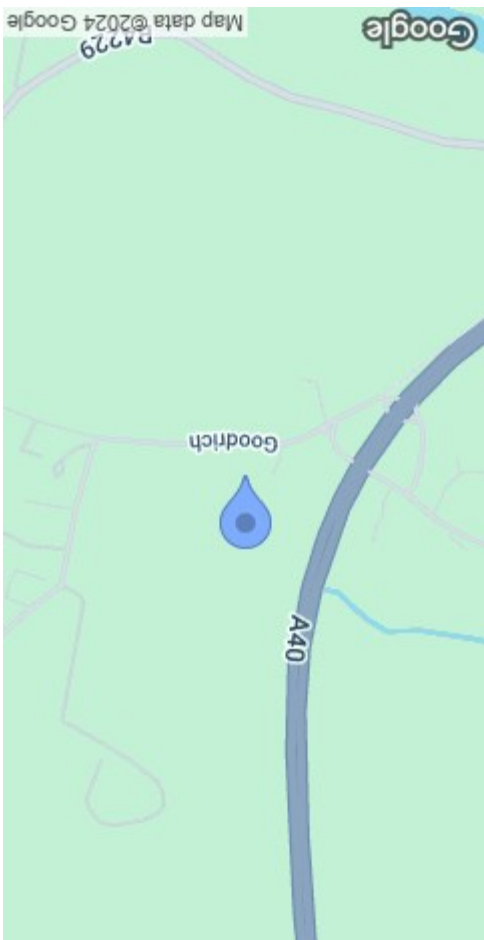




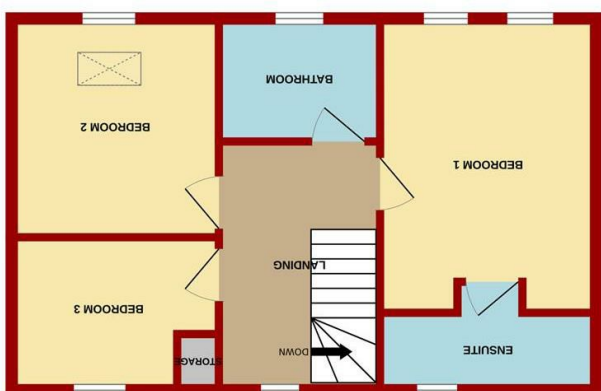
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very good (new rating 2024)	A (88)
Good (new rating 2024)	B (75)
Fair	C
Fairly poor	D
Poor	E
Very poor	F
Very poor	G

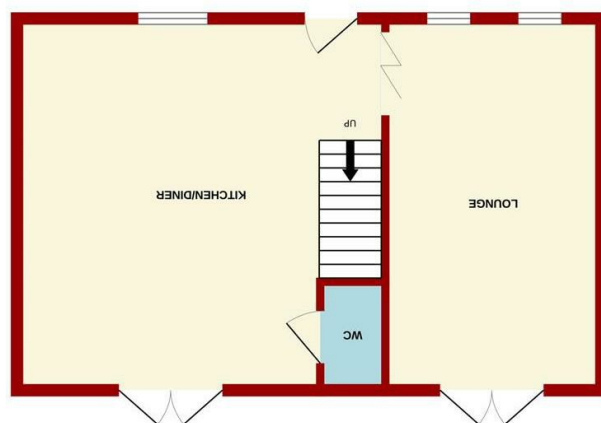
Environmental Impact (CO ₂) Rating	
Very low	A
Low	B
Medium	C
High	D
Very high	E
Very high	F
Very high	G



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



6 Bivia Meadow
 Goodrich, Ross-On-Wye HR9 6FF

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£390,000

OCCUPYING AN ENVIABLE POSITION IN AN EXCLUSIVE DEVELOPMENT OF JUST NINE HOMES, THIS MODERN THREE-BEDROOM PROPERTY BLENDS SLEEK YET CHARACTERFUL DESIGN AND ARCHITECTURE. LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF GOODRICH, UNDER A TWO-BAY BARN-STYLE CARPORT IT OFFERS OFF-ROAD PARKING, ENCLOSED AND VERY PRIVATE GARDENS, WITH ADDITIONAL ACCESS TO A PRIVATE MEADOW PERFECT FOR COUNTRYSIDE WALKS.

THE HOUSE ITSELF HAS A FABULOUS OPEN PLAN KITCHEN-DINER, A DOWNSTAIRS W.C AND AN INVITING LOUNGE. UPSTAIRS ARE THREE BEDROOMS, THE PRINCIPLE BEDROOM HAS AN EN-SUITE AND THERE IS A SEPERATE FAMILY BATHROOM.

Goodrich itself boasts a vibrant community with a range of amenities including pubs, restaurants, a school, and a village hall, all within easy reach. With excellent transport links, this home combines rural tranquillity with modern convenience.



The property is accessed via a composite door into:

KITCHEN/ DINER

17'08 x 17'06 (5.38m x 5.33m)

A range of base, drawer and wall mounted units, solid wooden worktops, one and a half bowl single drainer ceramic sink unit with mixer tap above, integrated fridge/freezer, integrated double oven, integrated four ring ceramic hob with stainless steel splashback and stainless steel cooker hood above, space and plumbing for washing machine, integrated dishwasher, integrated wine/beer fridge, Karndean flooring, space for dining table and chairs, radiator, power points, inset ceiling spotlights, feature ceiling lights, stairs to the first floor landing, bi-folding doors to the lounge, double doors to the garden, door to:

CLOAKROOM

Low level WC, vanity wash hand basin, stone tiled splashback.

LOUNGE

17'08 x 10'03 (5.38m x 3.12m)

Karndean flooring, radiator, power points, television point, inset ceiling spotlights, feature ceiling light, front aspect triple glazed windows, rear aspect triple glazed doors to the garden.

FROM THE KITCHEN, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

High vaulted ceiling, airing cupboard housing the Worcester gas fired combination boiler, radiator, rear aspect triple glazed window, door to:

BEDROOM 1

14'0 x 10'03 (4.27m x 3.12m)

Radiator, power points, inset ceiling spotlights, Velux rooflight with blackout blinds, access to loft space, front aspect triple glazed windows, door to:

EN-SUITE

10'03 x 3'03 (3.12m x 0.99m)

Mandarin Stone tiled flooring, shower enclosure with mains shower over, low level WC, pedestal wash hand basin with stone splashback, heated towel rail, rear aspect frosted window.

BEDROOM 2

10'05 x 9'10 (3.18m x 3.00m)

Radiator, power points, Velux rooflight with blackout blind, front aspect triple glazed window.

BEDROOM 3

9'10 x 6'11 (3.00m x 2.11m)

Radiator, power points, rear aspect triple glazed window.

BATHROOM

6'11 x 5'06 (2.11m x 1.68m)

Mandarin Stone tiled flooring and walls, panelled bath with shower over, WC, pedestal wash hand basin with stone splashback, heated towel rail, inset ceiling spotlights, extractor fan, front aspect frosted window.

OUTSIDE

The property is located in a private courtyard having a 2 bay carport providing off road parking with further visitor parking available.

The front garden is mostly laid to lawn with a pathway leading to the front door.

The rear garden is of low maintenance design and predominantly laid to gravel for easy upkeep with various seating and entertainment areas, flower borders and fence boundaries.

AGENTS NOTE

Shared carport and driveway - £30.00 contribution per month.

SERVICES

Mains water, drainage, electricity and LPG.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWINGS

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

What Three Words - beaks.routine.nuzzled.

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.

