

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.

Figure 1: Comparison of the environmental impact of the UK and Wales

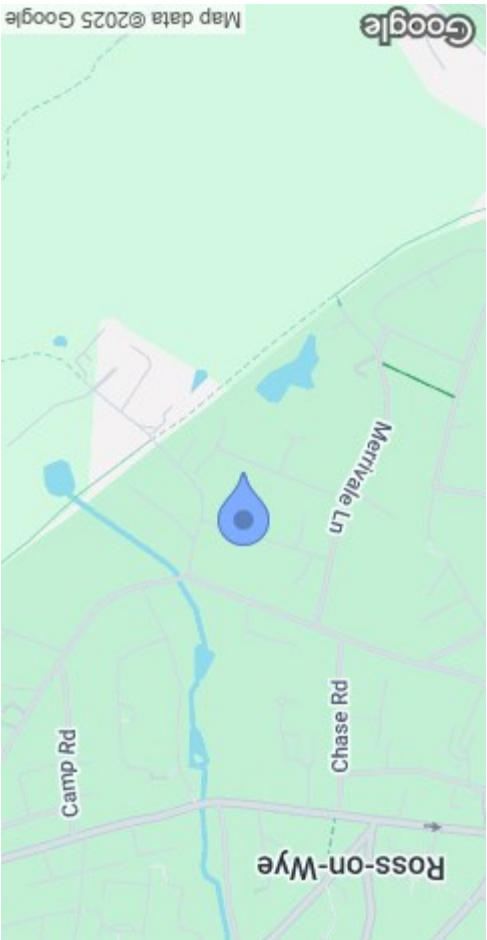
The figure consists of two bar charts comparing the environmental impact of the UK and Wales. The left chart shows the Environmental Impact (CO2) Rating, and the right chart shows the Energy Efficiency Rating. Both charts include a legend for the rating scale from 1 to 10.

Environmental Impact (CO2) Rating

Country	Rating
United Kingdom	81
Wales	65

Energy Efficiency Rating

Country	Rating
United Kingdom	81
Wales	65



17 Blake Avenue
Ross-On-Wye HR9 5JP

£375,000

Beautifully presented four bedroom semi detached dormer bungalow situated in this rarely available location offering spacious accommodation, large enclosed gardens, off road parking for several vehicles, single garage and detached workshop.

Ross-on-Wye offers a range of Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, Library etc. And a Bus Service to Gloucester, Newent and surrounding areas.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham.



ENTRANCE PORCH

5'2 x 3'5 (1.57m x 1.04m)
Accessed via a partly glazed upvc door, front and side aspect upvc double glazed windows, frosted upvc double glazed door to:

ENTRANCE HALL

Radiator, power points, stairs to the first floor landing, cupboard space, airing cupboard housing the boiler, door to:

LOUNGE

17'10 x 12'7 (5.18m '3.05m x 3.84m)
Radiator, power points, open fireplace, front and side aspect upvc double glazed windows.

BEDROOM 1

11'6 x 11'6 (3.51m x 3.51m)
Radiator, power points, cupboard space, front aspect upvc double glazed window.

BEDROOM 2

11'9 x 11'6 (3.58m x 3.51m)
Radiator, power points, built in wardrobe, rear aspect upvc double glazed window.

BATHROOM

6'6 x 5'9 (1.98m x 1.75m)
Vanity wash hand basin, close coupled WC, heated towel rail, walk in shower with electric Mira shower over, rear aspect upvc double glazed frosted window.

KITCHEN

12'8 x 11'11 (3.86m x 3.63m)
A range of base, drawer and wall mounted units, one and a half bowl single drainer stainless steel sink unit with mixer tap over, space for oven, space for fridge, space for freezer, radiator, power points, two rear aspect upvc double glazed windows, upvc double glazed frosted door to:

INNER HALLWAY

Various doors leading off, opening to:

UTILITY ROOM

4'11 x 4'5 (1.50m x 1.35m)
Vanity wash hand basin, space for tumble dryer, space for dishwasher.

CLOAKROOM

4'11 x 2'10 (1.50m x 0.86m)
Close coupled WC, rear aspect upvc double glazed frosted window.

SUN ROOM

14'1 x 7'7 (4.29m x 2.31m)
Power points, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed patio doors to the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Cupboard space, door to:

BEDROOM 3

13'1 x 10'7 (3.99m x 3.23m)
Radiator, power points, built in wardrobe, side aspect upvc double glazed window.

BEDROOM 4

11'6 x 10'11 (3.51m x 3.33m)
Radiator, power points, built in wardrobe, rear aspect wooden Velux window.

OUTSIDE

To the front of the property gates give access to the driveway providing off road parking for several cars leading up to the garage and pathway to the front door. The garden is laid to lawn and enclosed by fencing.

The rear garden is mainly laid to lawn with patio areas, workshop, side access, and enclosed by fencing.

GARAGE

15'6 x 8'6 (4.72m x 2.59m)
Accessed via up and over door, power, lighting, fuse box, side aspect upvc double glazed frosted window.

WORKSHOP

13'3 x 10'8 (4.04m x 3.25m)
Front, side and rear aspect wooden windows, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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

From the Town Centre proceed towards the Market Place and turn left onto Copse Cross Street. Take the first turning left onto Alton Street and then the second right onto Merrivale Lane. Follow this road along, taking the second turning left into Blake Avenue where you will find the property along on the left hand side.

PROPERTY SURVEYS

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

