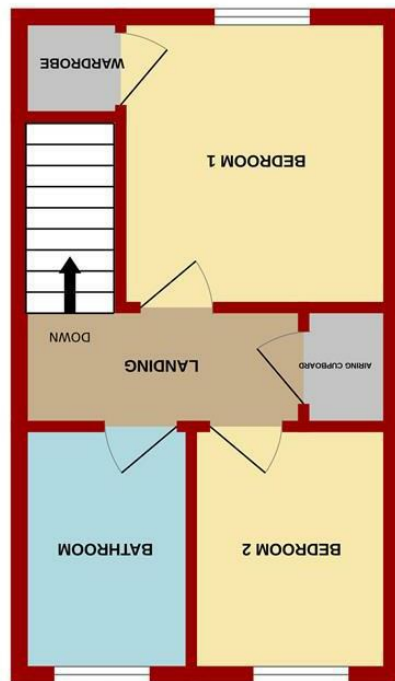
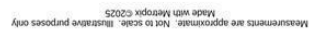
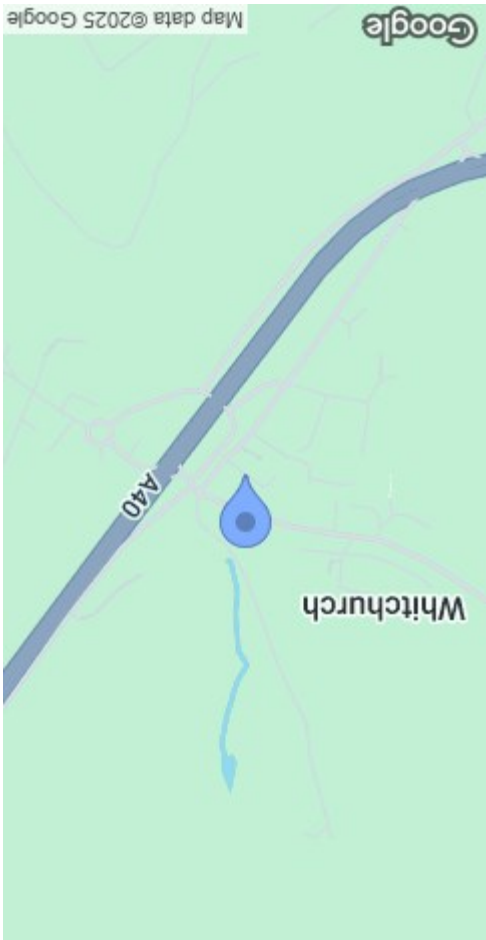
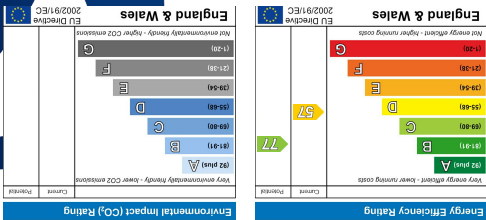
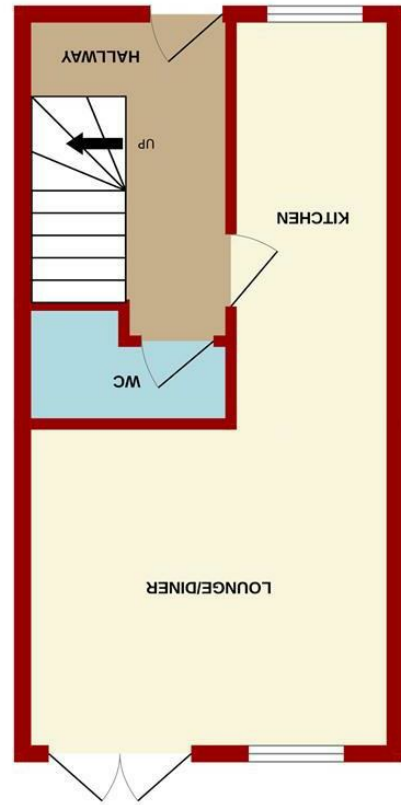


MISREPRESENTATION DISCLAIMER

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.



1ST FLOOR



GROUND FLOOR



3 Clock Tower Close

Whitchurch, Ross-On-Wye HR9 6FG

£205,000

A WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY BUILT IN 2019, PERFECT FOR FIRST TIME BUYERS OR INVESTORS, SITUATED CLOSE TO BOTH ROSS-ON-WYE AND MONMOUTH IN THE POPULAR VILLAGE OF WHITCHURCH. The property benefits from OPEN PLAN KITCHEN/LOUNGE, TWO GOOD SIZE BEDROOMS, LOW MAINTENANCE GARDEN and OFF ROAD PARKING FOR 1 VEHICLE.

The Popular village of Whitchurch is located between Monmouth and Ross-on-Wye and offers amenities to include pubs, hotel and village school.

There are excellent schools close by including the Haberdashers public schools in Monmouth and the Cathedral school in Hereford alongside highly regarded comprehensive schools in Monmouth and Ross-on-Wye.

This area of border countryside has an extensive range of recreational opportunities which include golf courses at Ross-on-Wye and Monmouth, racecourses at Chepstow and Cheltenham, watersports on the River Wye (less than a mile away), excellent tennis and cricket facilities at Goodrich and glorious walks and rides through the surrounding countryside and the nearby Forest of Dean.



ENTRANCE HALL

Accessed via a partially glazed wooden door. Electric radiator, power points, stairs to first floor landing, door to:

CLOAKROOM

6'8 x 4'1 (2.03m x 1.24m)
Tiled flooring, sink with tap over, close coupled WC, partially tiled walls, extractor fan.

KITCHEN/LOUNGE

KITCHEN

14'2 x 5'9 (4.32m x 1.75m)
Range of base, drawer and wall mounted units, built in appliances to include dishwasher, fridge/freezer, washing machine, oven, hob and extractor fan, inset ceiling spotlights, front aspect upvc double glazed window.

LOUNGE

12'11 x 11'5 (3.94m x 3.48m)
Electric radiator, power points, television points, rear aspect upvc double glazed windows and patio door giving access to the courtyard garden.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR:

LANDING

Storage cupboard, door to:

BEDROOM 1

9'9 x 9'7 (2.97m x 2.92m)
Electric radiator, power points, front aspect upvc double glazed window.

BEDROOM 2

8'6 x 6'9 (2.59m x 2.06m)
Electric radiator, power points, rear aspect upvc double glazed window.

BATHROOM

8'6 x 5'11 (2.59m x 1.80m)
Panelled bath with taps and electric shower attachment over, heated towel rail, close coupled WC, sink with tap over, partially tiled walls, rear aspect upvc double glazed frosted window.

OUTSIDE

To the rear of the property is a courtyard garden surrounded by walls and fencing. There is reserved off road parking for 1 vehicle.

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 advised.

LOCAL AUTHORITY

Council Tax Band: B
Herefordshire County 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

What3Words: stung.rooster.desk

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.