



**Mandalay , Ross-on-Wye HR9 7SG**

**£580,000**



# Mandalay , Ross-on-Wye HR9 7SG

- Extended three bedroom detached bungalow situated on a third of an acre plot
- Popular village location
- Far reaching views across neighbouring countryside
- Ample off road parking and garage
- Solar panels
- EPC D67
- Council Tax E
- Freehold

**£580,000**



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## Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven, microwave, halogen hob with extractor over, dishwasher and undercounter fridge. Windows to front and side aspect.

## Living Room

Electric fireplace with decorative surround. Windows to side and rear aspect with views towards neighbouring countryside. French doors to rear garden.

## Master Bedroom

Built in double wardrobes. Window to rear aspect overlooking back garden.

## Ensuite

White suite to include WC, vanity wash hand basin, and double width shower cubicle. Frosted window to rear aspect.

## Second Bedroom

Window to the front aspect.

## Third Bedroom

Window to front aspect.

## Bathroom

White suite to include vanity wash hand basin, WC, and bath with electric shower over. Frosted window to side aspect.

## Office/Family Room

Versatile space with tiled flooring and air conditioning. Fitted blinds and Bi-fold doors to the balcony.

## Raised balcony

Decked floor and glass balustrade. Overlooking rear garden with views towards Linton Ridge.

## Garage

Power and lighting with electric roller door for vehicular access and

EV charging point. Space for tumble dryer and plumbing for washing machine.

## WC

WC and wash hand basin. Frosted window to rear aspect.

## Outside

Sit in approximately a third of an acre plot, the home benefits from a wrap around garden and offers a variety of mature trees, shrubs and flowers accompanied by a driveway which grants parking for multiple vehicles.

## Location

Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

## Material Information

Tenure: Freehold

Council tax band: E

Local authority and rates: Herefordshire Council £2782.88 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

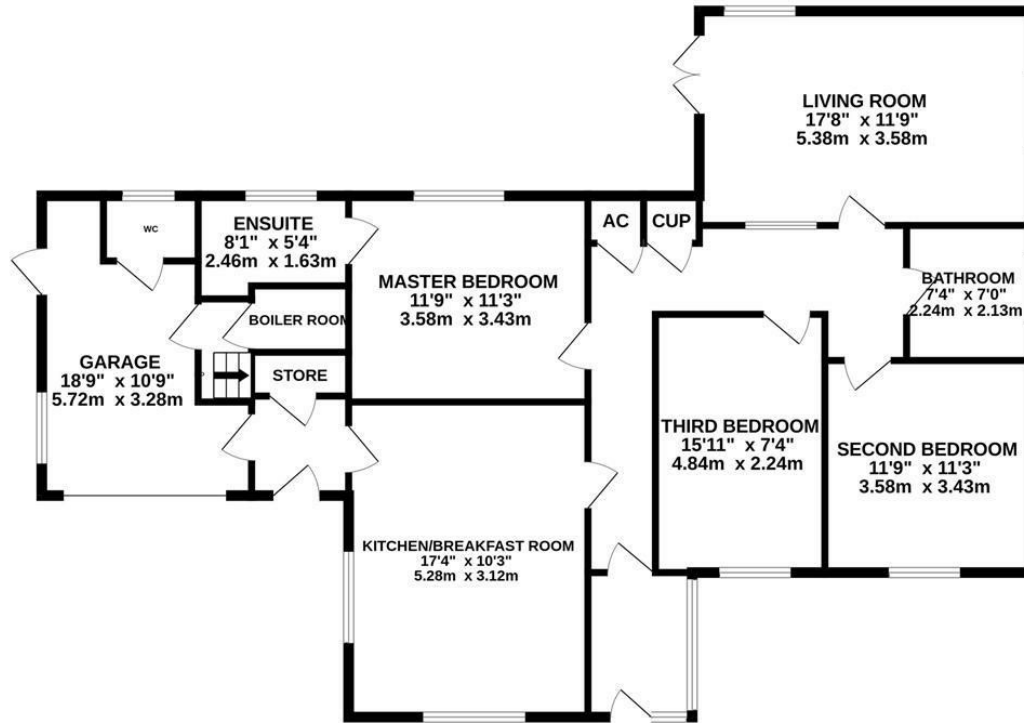
Solar panels generating circa £900 per annum

Broadband speed: Basic 15 Mbps, Superfast 42 Mbps

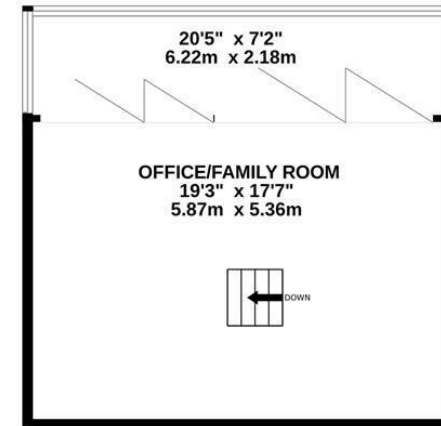
Mobile phone coverage: EE, Vodafone, O2, Three



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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