



**4 Willow Walk, Ross-On-Wye HR9 7WE**

**£151,800**



## 4 Willow Walk, Ross-On-Wye HR9 7WE

• Two bedroom end of terrace property • Low Cost Market Home Ownership • Popular village location • Private rear garden • Allocated off road parking • EPC B82 • Tax band B

**£151,800**

### Kitchen

Ample storage in a range of floor and eye-level units accompanied by a single drainer sink with mixer tap. Integrated appliances to include electric oven, four ring gas hob, and extractor above. Further space for fridge freezer and plumbing for washing machine. Window to front aspect.

### Living/Dining Room

Generously sized living-dining room with understairs storage cupboard and French doors opening onto the back garden.

### WC

White suite comprising WC and pedestal wash hand basin. Extractor and frosted window to front aspect.

### Master bedroom

Good-sized double bedroom with two windows to the rear aspect overlooking the garden.

### Second Bedroom

Double bedroom with storage cupboard housing Worcester combination boiler. Two windows to the front aspect offer views across neighbouring countryside.

### Bathroom

White suite bathroom to include WC, wash hand basin, and bath with shower over. Heated towel rail and frosted window to side aspect.

### Location

The village of Lea benefits from a modern primary school, post office, village store, church, and garage. Lea is situated approx 6.43 km (4 miles) west of the market town of Ross-on-Wye with superb road links to Gloucester, Cheltenham, and

Hereford. M50 is close by offering excellent motorway links across the country.

### Outside

To the front of the property is a driveway granting parking for two vehicles. Accessed via the side gate, the back garden offers a combination of lawned and patio areas accompanied by a garden shed.

### Material Information

Tenure: Freehold

Council tax band: B

Local authority and rates: Herefordshire council £1,467.71 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Mains gas

Broadband speed: Basic 15 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps

Vodafone, EE, O2, Three

Service charge of £150 per annum for the upkeep of the communal green space.

### Agent Note

Interested parties need to have a local connection in the first instance to the village of Lea, followed by Weston Under Penyard, Linton, and Aston Ingham. This is then followed by the county of Herefordshire. Please note that anyone showing an interest in this property must be assessed. Assessments to be carried out by Strategic Housing at Herefordshire Council.



1 High Street, Newent, GL18 1AN

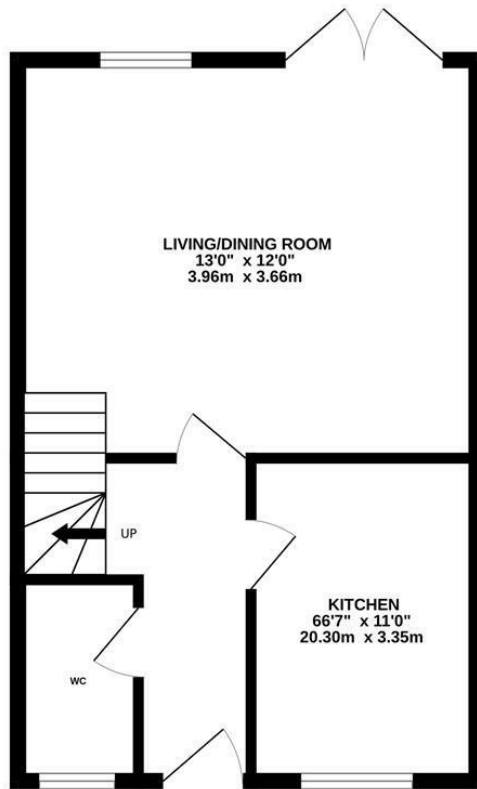
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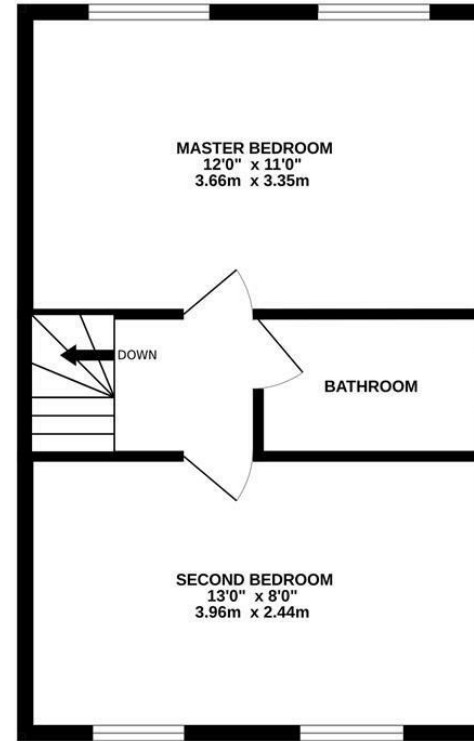
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GROUND FLOOR



1ST FLOOR



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