



Tarka, Fourth Avenue, Greytrees
Ross-on-Wye, Herefordshire, HR9 7HR

MB

**MORRIS
BRICKNELL**





Tarka, Fourth Avenue, Greytree Ross-on-Wye, Herefordshire, HR9 7HR

Guide:
£310,000

Two Bedroom Detached Bungalow Enjoying a Sunny South Westerly Aspect

The Property is of Rendered Elevations Under a Double Pitched & Hipped Roof

Boundary Hedges & Shrubs Convey a Wonderful Sense of Privacy and Seclusion

Extended Living Room Allows the Ingress of a Wonderful Amount of Sunlight

Attractive Recently Paved Driveway to Garage

Gas Fired Central Heating, Double Glazing and Wood Burner

Walking Distance of Town Facilities

Potential for the Creation of Further Accommodation

Location & Description

Tarka lies on the southwest side of Fourth Avenue just over a mile northwest of Ross town centre. Probably constructed in the 1950s, the bungalow offers appealing two bedroom accommodation and stands within a particularly secluded plot, high hedging, greenery and/or fencing lending to the property an ambience of privacy and seclusion.

Approached via steps from the front gate one enters a completely enclosed porch, which opens to a pleasing reception hall. Leading off same are all the principal rooms, the first being a 16' living room which, thanks to a recent extension, has a superb frontward position with glazing to all sides, and French doors leading out on to the paved sun terrace to the southwest. The well positioned nearby dining room has a cosy wood burning stove, and this room leads through to the 14' kitchen with its host of fitted cupboards and a wide window to the sunny southwest. Adjacent is the small conservatory/rear porch. The two double bedrooms are positioned to the front of the property, whilst the bathroom and w.c. occupy a central location. The bungalow stands under a double pitched and hipped clay tiled roof, the interior void offering potential for the creation of further accommodation in the roof void.



A most attractively brick paved driveway leads to the garage lying to the southeastern boundary. The garage is a substantial structure of block work and rendered construction under a double pitched composite slate roof. There is a large double glazed window to one side admitting excellent light, power points and apex roof area for storage. Behind the garage is a small wooden garden shed, whilst nearby is the excellent paved sun terrace, direct access additionally being obtained either through French doors from the living room, or the glazed door from the rear porch/conservatory.

Gardens to both front and rear are planted with a host of shrubs and young trees, species including Mexican Orange blossom, Hazel, a blue conifer, while species in the rear gardens include variegated Holly, Mahonia, Ferns and a fine Magnolia tree. There is also a pond in this garden, whilst gravel paths weave throughout the greenery in a delightful manner.

BT Broadband Availability Speeds: Up to 900Mbps
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains Water, Drainage, Gas and Electricity.

Outgoings: 'D' Council Tax Band **EPC Rating:** 'D' (Full EPC Rating available)



To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

Tenure: We are advised that the property is Freehold

Directions: From the stone built Market house in the centre of Ross, proceed down Broad Street, into Brookend Street, and then turn left at the mini roundabout along Greytrees Road. Continue along Homs Road, and begin to ascend the spine road in Greytrees, soon after taking the left turning into Fourth Avenue. Tarka will be found just over halfway along Fourth Avenue on the left hand side with a steep, brick paved drive way.

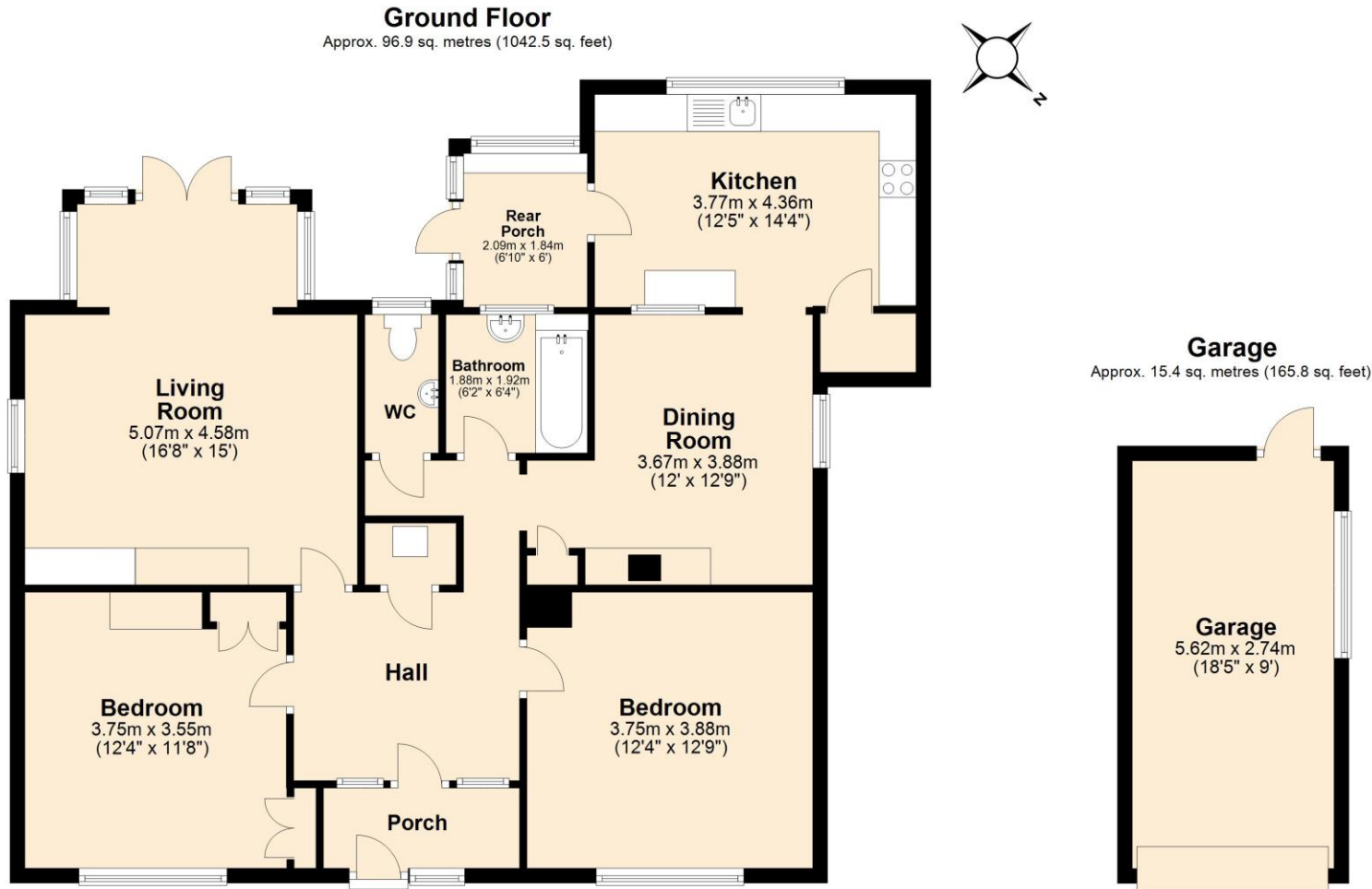
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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 112.3 sq. metres (1208.3 sq. feet)



01989 768320
info@morrisbricknell.com
www.morrisbricknell.com

30 Gloucester Road
Ross-on-Wye
HR9 5LE