

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.

Country	Energy Efficiency Rating	Country	Environmental Impact (CO ₂) Rating
 England & Wales Net Energy Efficiency: Higher - Lower: Better 2020/21/E/C		 England & Wales Net Environmental Impact: Higher - Lower: Better 2020/21/E/C	

Measurements are approximate. Not to scale. Illustrative purposes only
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13 Aston Bank

Aston Ingham, Ross-On-Wye HR9 7LS

Guide Price £450,000

A FOUR BEDROOM DETACHED FAMILY HOME with TWO GROUND FLOOR and TWO FIRST FLOOR BEDROOMS, TWO RECEPTIONS PLUS CONSERVATORY, GARAGE and AMPLE OFF ROAD PARKING, situated in a SOUGHT AFTER VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.

Aston Ingham is a charming and picturesque village situated in the beautiful Herefordshire countryside, close to the Gloucestershire border. Surrounded by rolling countryside, woodland and scenic walking routes, the village offers a peaceful rural lifestyle whilst remaining conveniently located for nearby towns and amenities.

The village benefits from a traditional parish church, village hall and a welcoming community atmosphere. The nearby village of Gorsley offers a primary school, public house and local amenities, whilst the historic market town of Newent, approximately 5 miles away, provides a wider range of shops, supermarkets, schools, cafés and leisure facilities. The attractive market town of Ross-on-Wye is approximately 7 miles away, offering further shopping, dining and recreational opportunities.

For commuters, the M50 motorway is accessible at Junction 3 near Gorsley, providing convenient connections to the M5 and wider motorway network. Mainline railway services are available from Gloucester and Ledbury. Aston Ingham is an ideal location for those seeking the tranquillity of countryside living without compromising on accessibility to surrounding towns and transport links.



PORCH

Entrance via fully glazed UPVC door, door to garage, also door to:

ENTRANCE HALL

13'11 x 5'11 (4.24m x 1.80m)

Built in cloaks cupboard, boiler cupboard housing the warm air central heating boiler, stairs to the first floor.

LOUNGE

16'11 x 16'8 (5.16m x 5.08m)

Stone open fireplace, warm air vents, window overlooking the front, double glazed patio doors through to the side, double sliding doors through to the:

DINING ROOM

11'10 x 9'11 (3.61m x 3.02m)

Warm air vents, side aspect window.

KITCHEN

14'1 x 8'6 (4.29m x 2.59m)

One and a half bowl single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven, four ring hob, cooker hood above, integrated dish washer, integrated fridge, cupboard above and below, plumbing for automatic washing machine, breakfast bar, spotlighting, fully glazed door through to the private rear garden, rear aspect window.

CONSERVATORY

13'5 x 10'3 (4.09m x 3.12m)

Accessed externally via sliding UPVC door, lovely outlook over the gardens.

BEDROOM 3

11'9 x 10'7 (3.58m x 3.23m)

Built in double wardrobe, hanging rail and shelving, warm air vents, front aspect window.

BEDROOM 2

9'7 x 8'4 (2.92m x 2.54m)

Built in double wardrobe, hanging rail and shelving, warm air vents, rear aspect window with private outlook over the garden.

SHOWER ROOM

Fitted shower tray, panel surround, close couple WC, wash hand basin, shaving point, Dimplex electric convector heater, rear aspect frosted window.

FROM THE ENTRANCE HALL, EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Airing cupboard with hot water tank, slatted shelving, access to roof space.

MASTER BEDROOM

14'4 x 13'2 (4.37m x 4.01m)

Various built in cupboards, fitted wardrobe and dressing table, night storage heater, side and rear aspect windows.

BEDROOM 2

13'4 x 11'8 max (4.06m x 3.56m max)

Built in double wardrobe, hanging rail and shelving, front aspect window.

BATHROOM

White suite comprising bath with tiled surround, shower over, wash hand basin, tiled splashback, close coupled WC, heated towel rail, Dimplex convector heater, shaving point, rear aspect frosted window.

OUTSIDE

Tarmac driveway suitable for the parking of three / four vehicles, leads through to:

ATTACHED DOUBLE GARAGE

17'9 x 15'11 (5.41m x 4.85m)

Via up and over door, power and lighting, personnel door through to the porch.

Good sized lawn area, pathway to the front door, outside lighting, mature shrubs, bushes and trees, side access leads through to a good size side garden with borders, natural hedging, this continues around to the rear, where we have a large paved patio area, lawned area, flower borders, mature shrubs, bushes and trees, private garden with hedging boundary. The rear garden measures approximately 65' x 60', so is a really good size.

AGENT'S NOTE

Probate is yet to be applied for.

SERVICES

Mains water and electricity, warm air heating, mains drainage via shared treatment plant, see agent for more details.

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

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

DIRECTIONS

Proceed out of Newent along the B4221 in the direction of Kilcot. At Kilcot cross roads turn left towards Aston Ingham on the B4222. Proceed through Kilcot into Aston Ingham and upon arriving at the centre, you will see the village hall on the left hand side, take the turning opposite into Aston Bank, where the property can be located after a short distance on the right hand side.

VIEWING

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.

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.

