

40 Vine Tree Park
Tudorville, Ross-On-Wye HR9 5HA

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £120,000

A WELL PRESENTED ONE BEDROOM STATELY ALBION 40FTx12FT. PARK HOME FOR THE OVER 50'S SITUATED WITHIN THE POPULAR VINE TREE PARK RESIDENTIAL SITE LOCATED ON THE EDGE OF ROSS ON WYE. This delightful home has been loved by its current owner who has UPGRADED THE KITCHEN, SHOWER ROOM, DOUBLE GLAZING, OIL FIRED CENTRAL HEATING AND INSULATION in the last few years.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.













The property can be accessed from the front aspect via a double glazed upvc door leading into the living room or from the side porch.

LIVING ROOM
12'01 x 11'07 (3.68m x 3.53m)
A bright and airy room with triple aspect windows, two useful built in storage cupboards and a radiator. Off this room is the;

KITCHEN
11'07 x 7'05 (3.53m x 2.26m)
Comprising a range of modern wall and base level units with laminate worktops and metro tile splash-backs, inset sink unit with drainer, there is space for a freestanding electric cooker, undercounter fridge and space and plumbing for a dishwasher or washing machine. Space for a dining table, dual aspect windows provide lots of natural light, radiator. A door leads to;

HALLWAY
With built in airing cupboard ideal for storing towels and bedding and a radiator. Doors lead off to the bedroom, dressing room, shower room and side porch.

BEDROOM
11'07 x 7'11 (3.53m x 2.41m)
A double room with a radiator as well as a south-facing rear aspect window that overlooks the garden.

DRESSING ROOM
Situated adjacent to the bedroom with a radiator and a side aspect window.

SHOWER ROOM
7'05 x 5'06 (2.26m x 1.68m)
A modern suite comprising a walk-in mains fed shower cubicle with pv board surround, close coupled w.c and a vanity washbasin. Pv boarded walls make cleaning easy, there is also a heated ladder towel rail and an obscured side aspect window.

SIDE PORCH
Provides useful additional storage space for coats and shoes and a power point. A door leads out to the garden.

PARKING
The property enjoys the use of two parking spaces in front of the property.

OUTSIDE
The larger than average gardens are situated to all sides of the park home with the rear being south-facing and are designed with low maintenance in mind having two metal sheds (one with power and plumbing), oil-fired worcester bosch combi boiler and oil tank. There is a lovely terrace to the front with views towards Chase Woods.

AGENTS NOTE
Ground Rent Payable of £184.84 pcm. Next review April 2027
Over 50's only.

DIRECTIONS
From the town centre of Ross-on-Wye, follow the B4234, signposted to Walford. Continue along here, passing Roman Way on the right and the play park on the left. Continue along until reaching Vine Tree Vets. Turn left into Vine Tree Park, where the property can be found after a short distance on the right hand side.

SERVICES
Mains water, drainage and electric. Oil.

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

WATER RATES
Welsh Water

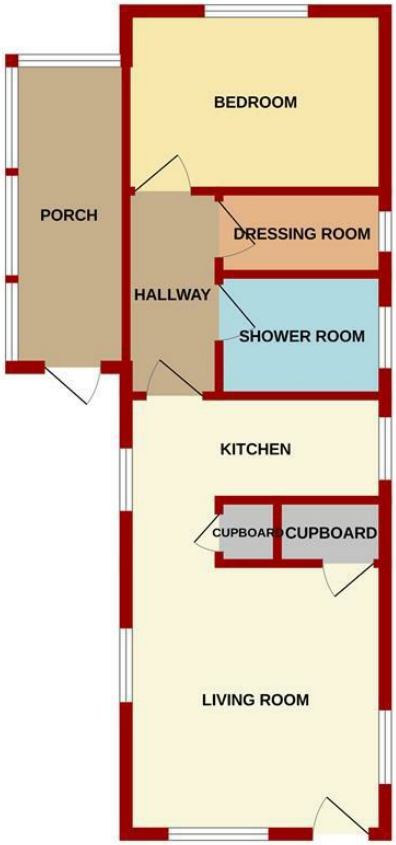
TENURE
Leasehold in Perpetuity

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEY
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

GROUND 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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MISREPRESENTATION DISCLAIMER
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