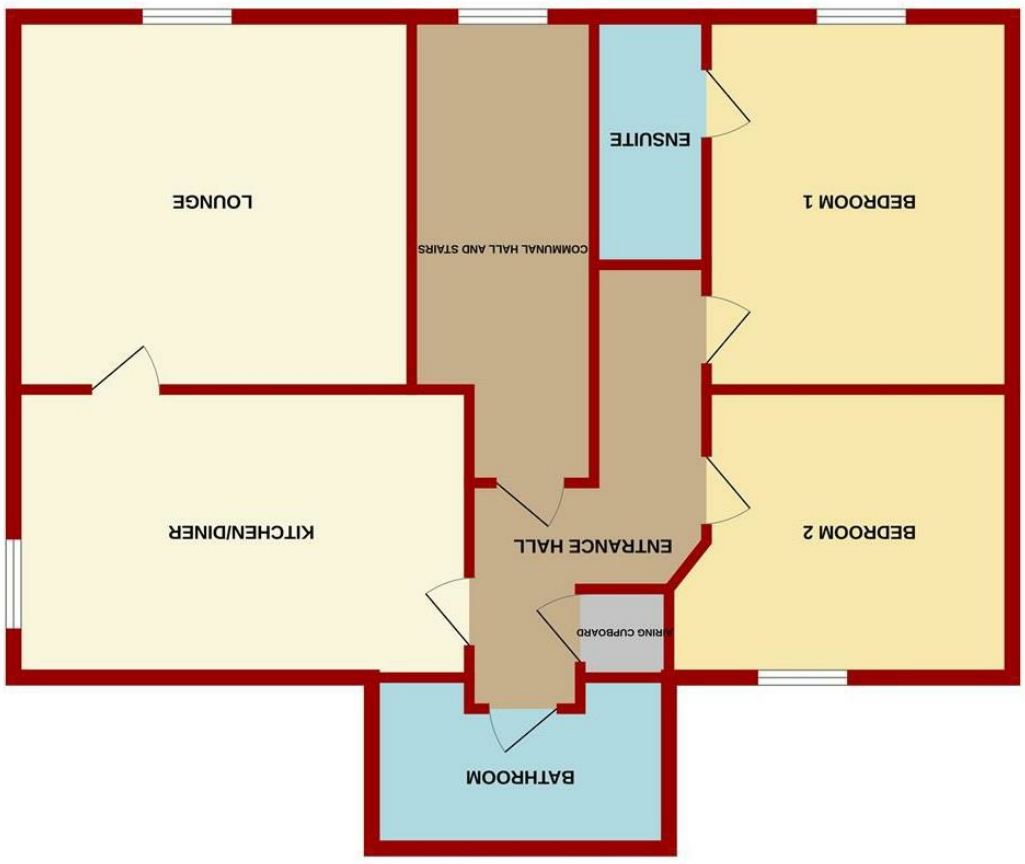
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk



Measurements are approximate. Not to scale. Illustrative purposes only
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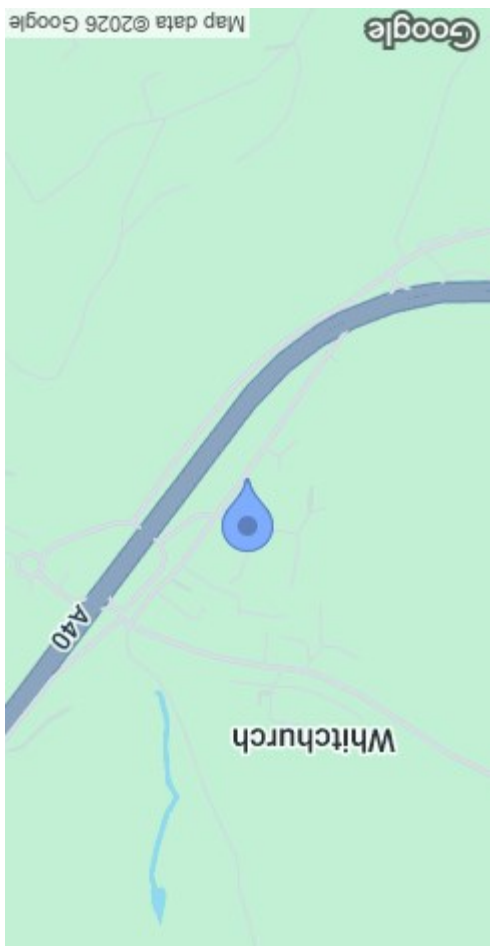
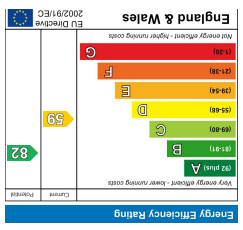
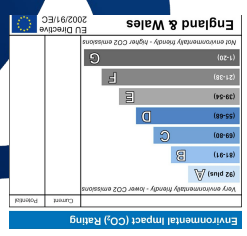






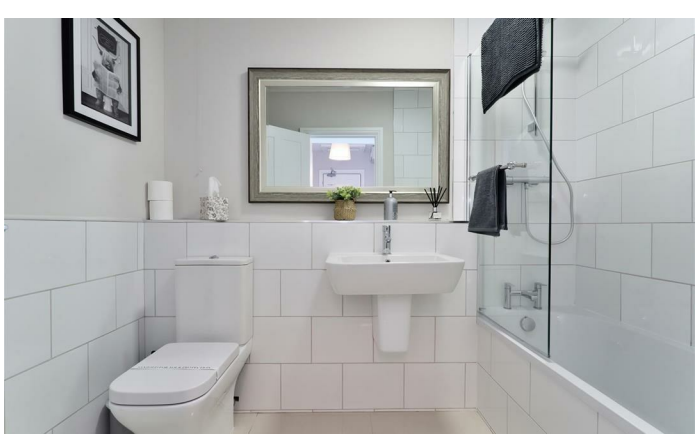
2 Marsden House Whitchurch Village Road
Whitchurch, Ross-On-Wye HR9 6DJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

£244,000

This BEAUTIFULLY PRESENTED and SPACIOUS TWO-BEDROOM APARTMENT is set within a HANDSOME GRADE II LISTED VICTORIAN HOUSE in the charming village of WHITCHURCH. One of just THREE APARTMENTS in the building, it retains CHARACTERFUL ORIGINAL FEATURES, including HIGH CEILINGS and ELEGANT SASH WINDOWS, while benefiting from a HIGH-SPEC CONVERSION completed just over a year ago. The THOUGHTFULLY DESIGNED LAYOUT offers a generous ENTRANCE HALL, a SPACIOUS KITCHEN/DINING ROOM, a WELL-PROPORTIONED SITTING ROOM, and TWO LARGE DOUBLE BEDROOMS. The MAIN BEDROOM boasts an IMPRESSIVE EN-SUITE with a LARGE DOUBLE SHOWER, complemented by a STYLISH MAIN BATHROOM. Adding to its appeal, the property comes with TWO DESIGNATED OFF-ROAD PARKING SPACES.

Perfect as an investment or a lock-up-and-leave, this apartment enjoys a prime village location with a fantastic range of local amenities, including pubs, a village shop/café, and an excellent primary school. Whitchurch is conveniently positioned between Ross-on-Wye and Monmouth, offering further retail and leisure opportunities. With easy access to the A40, M5, and M4, it provides excellent transport links to the Midlands, South Wales, and beyond. The Cathedral cities of Hereford and Gloucester are also within easy reach, making this an ideal home for those seeking charm, convenience, and connectivity.



Property is accessed via communal door into:

ENTRANCE HALLWAY
Full of character with stain glass windows to the front and a lovely original staircase leading up to the first floor where the flat is located.

FLAT ENTRANCE HALLWAY
This is a spacious area with a door into an airing cupboard housing the hot water tank and has doors leading into all of the rooms.

KITCHEN/ DINER
16'04 x 10'08 (4.98m x 3.25m)
Range of wall, drawer and base mounted shaker style units, wood effect worktops, splashback tiling, integrated electric hob and oven, integrated fridge/freezer, dishwasher, Karndean style wood effect flooring, sash windows, built in storage, carpeted stairs leading up to:

LOUNGE
13'10 x 14'09 (4.22m x 4.50m)
High celling, sash windows.

BATHROOM
7'07 x 5'10 (2.31m x 1.78m)
Bath with shower overhead, w.c, wash hand basin, tiled walls, inset celling spotlights.

BEDROOM TWO
12'08 x 10'09 (3.86m x 3.28m)
Spacious double bedroom.

From the hallway, steps leading up to a door which leads into:

BEDROOM ONE
10'06 x 13'11 (3.20m x 4.24m)
Sash windows, feature fireplace, door leading into:

EN-SUITE
3'11 x 8'06 (1.19m x 2.59m)
Double shower unit, wash hand basin, w.c, tilled walls.

OUTSIDE
To the rear of the property there are two allocated off road parking spaces.

SERVICES
Mains Water, Drainage, Electricity.

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
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Leasehold - 999 years from 1 January 2023
Ground rent and service charge is £90 per month.

VIEWINGS
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.

DIRECTIONS
What3Words: bolts.quilting.waitcoat

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