



1 OLD STABLES

GLEWSTONE, ROSS-ON-WYE HR9 6AW

£189,950
FREEHOLD

A charming one-bedroom end-terrace home, in popular location with one double bedroom, modern kitchen and bathroom, oil central heating, double glazing, off-road parking and lovely enclosed garden. Viewing highly recommended.



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- Ideal for downsizing or as a second home
- One double bed end of terraced home
- Off road parking & enclosed garden
- Oil central heating & double glazing
- Must be viewed!
- Modern kitchen & bathroom



Introduction

A charming one-bedroom end-terrace home, thoughtfully converted from a former stable and forming part of a small, courtyard-style development in the sought-after hamlet of Glewstone.

This well-presented property is arranged over a single level and offers comfortable, easy-to-maintain accommodation throughout. The spacious lounge/dining room provides an inviting living space, complemented by a modern fitted kitchen and contemporary bathroom. The generous double bedroom offers ample accommodation, while the addition of a garden room provides a versatile space, ideal for relaxing, working from home or enjoying views of the garden.

Outside, the property benefits from an enclosed garden, perfect for outdoor dining or entertaining, together with off-road parking for added convenience. Further benefits include oil-fired central heating and double glazing throughout.

An ideal purchase for first-time buyers, those looking to downsize, or as a holiday let or investment opportunity, this delightful home offers character, comfort and practicality in an attractive village setting.

A viewing is highly recommended to fully appreciate all that this charming property has to offer.

Ground Floor

A stable door provides access into the

Lounge/Dining Room

A spacious lounge/dining space with fitted carpet, two double radiators, five fitted wall lights, ample space for both living and dining, a double glazed window to the front aspect, loft hatch and doors leading into

Bedroom

A good sized double bedroom with fitted carpet, fitted wall light, radiator and double glazed window to the side aspect.

Bathroom

A newly fitted modern bathroom suite comprising a panelled bath with part tiled surround, vanity wash hand basin, low flush w/c, heated towel rail, ceiling light point, tiled floor and two double glazed windows.

Kitchen

Fitted with a range of high gloss wall and base units, there is ample work surface space over with tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, integrated appliances to include four ring electric hob, oven and grill, dishwasher, there is space for a freestanding fridge/freezer, a useful storage cupboard, double glazed window to the rear aspect and double glazed french doors to the

Sun room/Utility

With fitted carpet, two ceiling light points, space and plumbing for a washing machine and door leading out to the rear garden.

Outside

To the front there is one off road parking space with steps leading to the front door. There is a side access leading to the oil boiler and boiler room. There is a stoned courtyard for bin storage. A small paved patio area leading to the remainder of the garden which is laid to lawn with a border of plants and shrubbery. The rear garden is enclosed by a mix of fencing and stone walling.

Directions

From Ross-on-Wye, leave via the A40 from the Wilton roundabout heading towards Monmouth. After approximately one mile, turn right across the dual carriageway as signposted to Glewstone. Follow the lane passing the Glewstone Court Hotel, the property will be found a short distance along on the left-hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

Oil-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

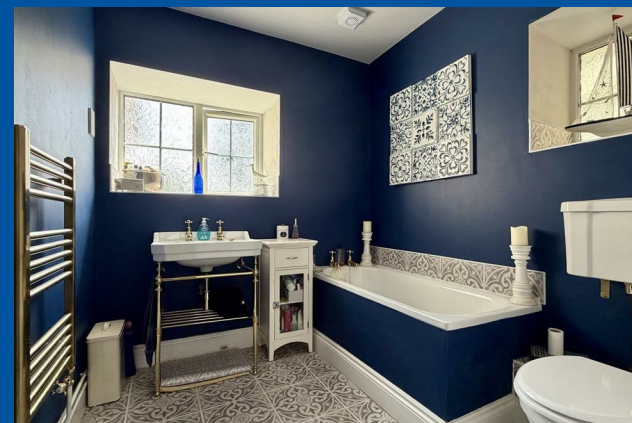
Tenure & Possession

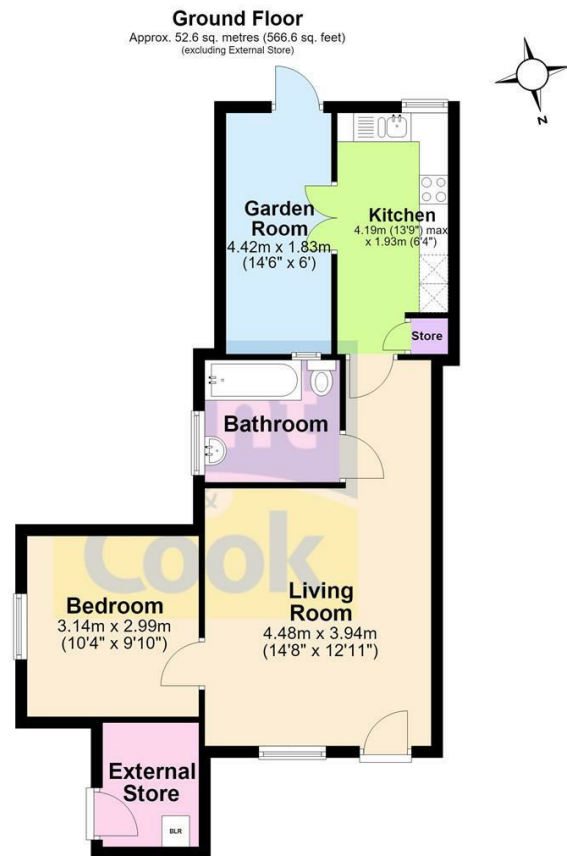
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 52.6 sq. metres (566.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Herefordshire Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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