

MISREPRESENTATION DISCLAIMER

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Guide Price £335,000

RARELY AVAILABLE THREE BEDROOM SEMI-DETACHED HOUSE, in need of UPDATING and MODERNISATION, SITUATED in a DESIRABLE VILLAGE LOCATION, benefitting from AMPLE OFF ROAD PARKING, MATURE GARDENS OF APPROXIMATELY QUARTER of an ACRE, that back onto OPEN FIELDS AND SURROUNDING FARMLAND, all being offered with NO ONWARD CHAIN.

The busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.



Entrance via half glazed door through into:

ENTRANCE PORCH

Window overlooking the garden, fully glazed door through to:

ENTRANCE HALL

Single radiator, large understairs storage cupboard.

BATHROOM

White suite comprising bath, tiled surround, vanity wash hand basin, single radiator, side aspect frosted window.

CLOAKROOM

Low level WC, front aspect window.

SITTING ROOM

15'5 x 13'4 (4.70m x 4.06m )

Fireplace with raised hearth, double radiator, side aspect window, rear aspect full height bay window with private overlook onto fields and farmland.

KITCHEN / DINING ROOM

16 x 11'5 (4.88m x 3.48m )

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted washing machine, Rayburn( currently not in use), double radiator, front aspect window, private outlook over the gardens, fully gazed door into:

SUNROOM

9'5 x 8 (2.87m x 2.44m )

Side aspect window, half glazed door to the outside.

UTILITY (Externally Accessed)

7'1 x 6 (2.16m x 1.83m )

Belfast sink unit, cupboards below.

FROM THE ENTRANCE HALL EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING

Airing cupboard with slatted shelving, access to roof space.

BEDROOM ONE

16 x 11'5 (4.88m x 3.48m )

Double radiator, single radiator, front and rear aspect windows with view over surrounding fields.

BEDROOM TWO

15'6 x 8 (4.72m x 2.44m)

Single radiator, rear aspect window with views over fields and farmland.

BEDROOM THREE

10'2 x 9'8 (3.10m x 2.95m )

Cupboard over the stairs, single radiator, side aspect window.

OUTSIDE

Five bar gate gives access to a gravelled driveway which leads to a parking and turning area, suitable for the parking of several vehicles, range of outbuildings to include:

TANDEM GARAGE

28'10 x 8'7 (8.79m x 2.62m )

Single doorway, two side aspect windows.

ADJACENT SHED

12'7 x 9'3 (3.84m x 2.82m )

Power and lighting.

To the front of the property there is a large garden with a pathway to the front door, lawned area to each side, fencing and hedging surround, gated side access leads to the large private rear garden with paved patio area, two further storage buildings, raised borders, greenhouse, large expanse of lawn, central pond, various mature shrubs bushes and trees, further store shed, natural hedging boundary backing onto open fields and farmland.

SERVICES

Mains electric and water, oil and shared Septic Tank (Owned by this property)

LOCAL AUTHORITY

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

WATER RATES

Welsh Water.

TENURE

Freehold.

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.

DIRECTIONS

From the Steve Gooch Newent Office, proceed out of Newent along the B4221 Ross Road, continuing through Kilcot and Gorsley towards Ross-on-Wye. Join the M50 towards Ross-On-Wye, then the A40 towards Monmouth. Turn right off the A40 towards Glewstone for approximately one mile where the property can be located set back on the right hand side marked by our 'For Sale' board.

PROPERTY SURVEYS

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