

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.

Figure 1: Comparison of the environmental impact of the UK and EU electricity generation

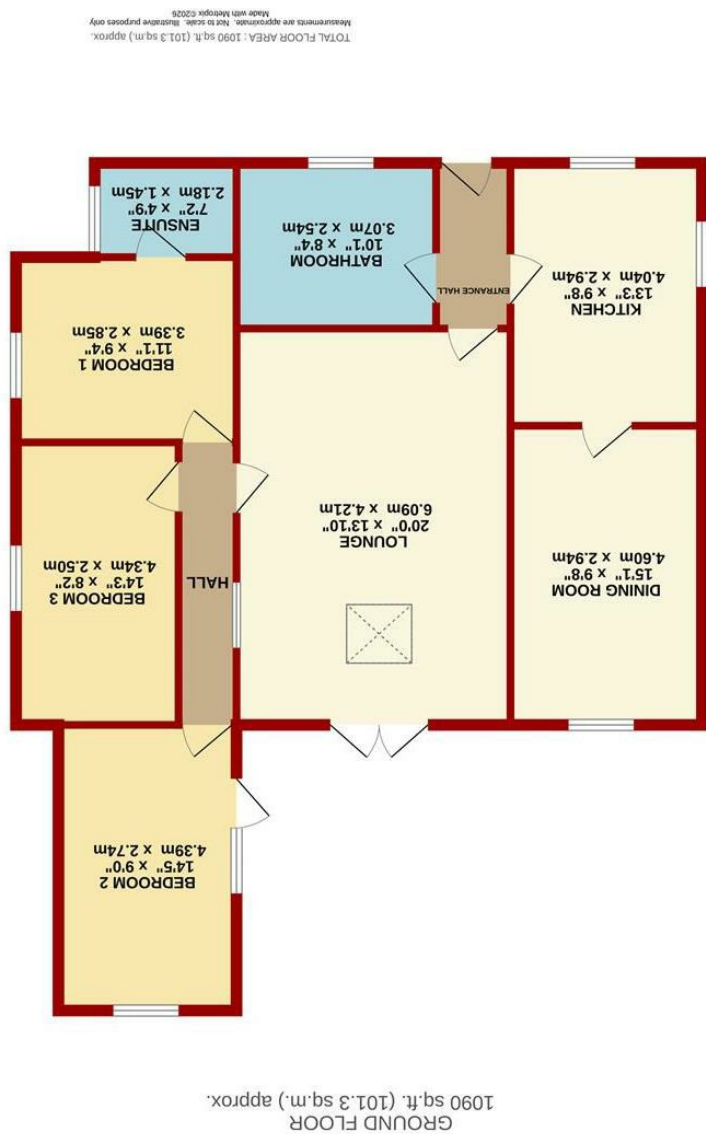
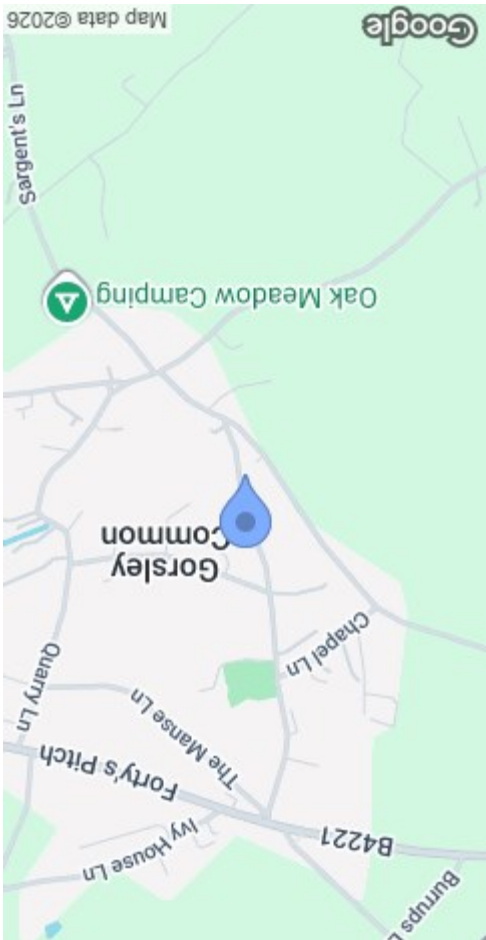
The figure consists of two horizontal bar charts. The top chart shows the 'Environmental Impact (CO2) Rating' and the bottom chart shows the 'Energy Efficiency Rating'. Both charts compare the UK's performance against the EU average and France's performance.

Environmental Impact (CO2) Rating

Country	Rating
France	1
Germany	2
UK	3

Energy Efficiency Rating

Country	Rating
France	4
Germany	5
UK	6



Gorsley
Ross-on-uye HR9 7SF

£425,000

A WELL-PRESENTED THREE / FOUR BEDROOM DETACHED BUNGALOW situated in a HIGHLY POPULAR VILLAGE LOCATION. The property benefits from a EN-SUITE to the MASTER BEDROOM, offering SPACIOUS ACCOMMODATION THROUGHOUT, A MODERN SHOWER ROOM, and a LARGE OFF-ROAD PARKING AREA, PRIVATE ENCLOSED GARDENS, all being offered with NO ONWARD CHAIN.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Entrance via UPVC double glazed door into:

ENTRANCE HALL

Tiled floor, double radiator, door leading into:

KITCHEN

13'3 x 9'8 (4.04m x 2.95m)

Range of base and wall mounted units, laminated worktops and tiled splashbacks, plumbing for washing machine and dishwasher, space for electric cooker, Worcester oil fired boiler, space for fridge / freezer, tiled floor, double radiator, spot lighting, access to roof space, front and side aspect windows, door leading to:

DINING ROOM / BEDROOM 4

15 x 9'9 (4.57m x 2.97m)

Laminate flooring, single radiator, side aspect window into lounge, rear aspect window overlooking the garden.

SHOWER ROOM

9 x 8 (2.74m x 2.44m)

Flush walk in double shower area with inset over head and detachable shower system, tiled floors and walls, WC, wash hand basin with mixer tap, chrome heated towel rail, spot lighting, extractor fan, front aspect frosted window.

LOUNGE / DINER

20'3 x 13'10 (6.17m x 4.22m)

Two double radiators, fireplace housing electric fire, roof light, TV point, rear aspect French doors to the gardens, door to:

INNER HALL

Single radiator, side aspect window into the lounge.

BEDROOM 1

10'8 x 9'4 (3.25m x 2.84m)

Laminate flooring, single radiator, access to roof space, side aspect window, door into:

EN-SUITE SHOWER ROOM

7'2 x 4'8 (2.18m x 1.42m)

Corner shower cubicle with Triton electric shower system, WC, wash hand basin, tiled floors, extractor fan, double radiator, side aspect frosted window.

BEDROOM 2

14'5 x 9 (4.39m x 2.74m)

Radiator, Tv point, access to roof space, side and rear aspect windows. Half glazed side door to the garden.

BEDROOM 3

13'8 x 8'2 (4.17m x 2.49m)

Single radiator, side aspect window.

OUTSIDE

To the front of the property is a block paved driveway providing off-road parking for up to five vehicles, an oil tank and wrought iron fencing surround. Steps lead down to the front entrance, the front garden is laid with purple slate and includes an external water tap, side access leads through to the rear garden. To the rear, the property benefits from a small lawned area to the right hand side, along with a wooden shed, a patio seating area, well maintained lawns and mature planted beds featuring a variety of shrubs and bushes with a side pedestrian gate providing wheelchair access.

SERVICES

Mains water, electric and oil.

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 confirmed.

LOCAL AUTHORITY

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

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 our Newent office, head north on the B4215 towards Gorsley. Continue through Gorsley village, then turn left signposted towards Ross-on-Wye/Gorsley Common. Follow the lane for a short distance where the property can be found on your 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

