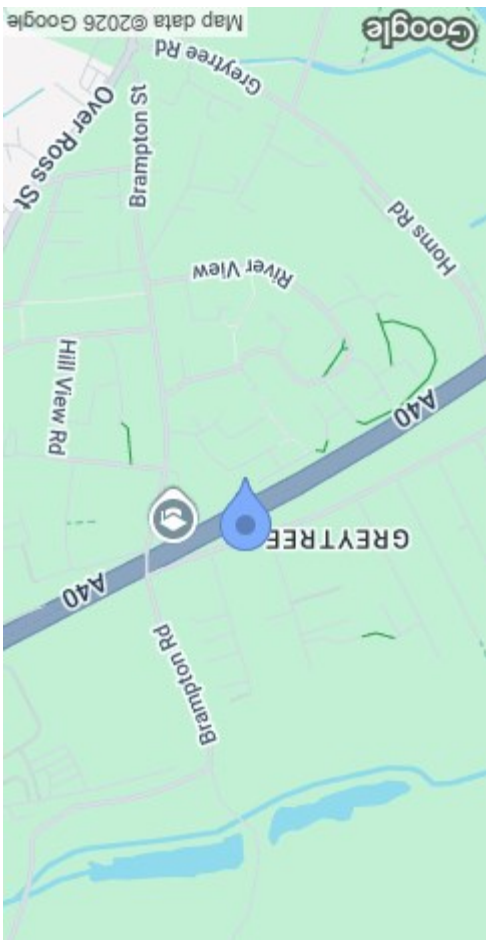


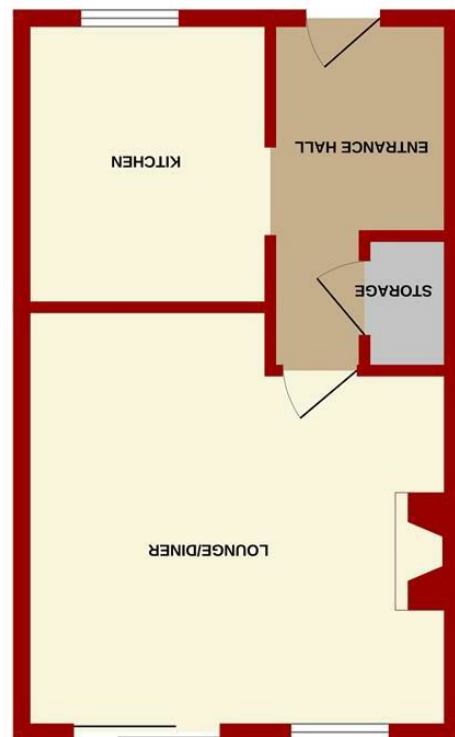


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100 kWh/m ²)	A (10-15 g/kWh)
B (81-91 kWh/m ²)	B (16-20 g/kWh)
C (69-80 kWh/m ²)	C (21-25 g/kWh)
D (55-68 kWh/m ²)	D (26-31 g/kWh)
E (46-54 kWh/m ²)	E (32-37 g/kWh)
F (35-45 kWh/m ²)	F (38-45 g/kWh)
G (21-34 kWh/m ²)	G (46-55 g/kWh)



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.



90 Verschoyle Gardens
 Ross-On-Wye HR9 7HQ

Guide Price £215,000

A VERY WELL MAINTAINED TWO BEDROOM SEMI DETACHED HOUSE featuring a MODERN KITCHEN and BATHROOM, the property OFFERS SPACIOUS and WELL-APPOINTED ACCOMMODATION THROUGHOUT, along with OFF ROAD PARKING for TWO CARS, a WEST FACING, ENCLOSED REAR GARDEN and is SITUATED in a POPULAR RESIDENTIAL LOCATION.

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 double glazed front door into:

ENTRANCE HALL

Door to understairs cupboard, thermostat control, double radiator, opening through into:

KITCHEN

9'8 x 8'5 (2.95m x 2.57m)

Modern fitted kitchen with range of base and wall mounted units, laminate worktops, tiled splashbacks, one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for undercounter appliance, front aspect window, glazed wooden door leads into:

LOUNGE / DINER

14'7 x 14'5 (4.45m x 4.39m)

Brick fireplace with inset living flame gas fire, double radiator, wall light fittings, TV point, rear aspect window, sliding doors leading to the garden.

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR LANDING.

LANDING

Access to roof space, door to airing cupboard housing Worcester gas fired combi boiler.

BEDROOM 1

12'6 x 9'8 (3.81m x 2.95m)

Additional built-in walk-in wardrobe, accessed via double opening doors, double radiator, two rear aspect windows with far reaching elevated views.

BEDROOM 2

11'7 x 8'5 (3.53m x 2.57m)

Additional built-in double wardrobe, single radiator, wall light fitting's, front aspect window.

BATHROOM

5'8 x 5'8 (1.73m x 1.73m)

White suite comprising of panelled bath, pedestal wash hand basin, WC, inset Mira shower system above the bath, fully tiled walls, heated towel rail, front aspect frosted window.

OUTSIDE

To the front of the property, there are two parking spaces, an outside water tap and a canopy over the front door. Gated side access leads through to the rear garden which extends to approximately 45' and features a patio seating area, with a pathway leading to the far end, with a wooden shed and a powered workshop. The garden is fully enclosed by fencing and hedging, enjoying pleasant views with a west-facing aspect.

SERVICES

Mains electric, water, drainage and gas.

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: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here taking the first right onto Three Crosses Road. Continue along, passing John Kyrle High School on your right hand side, all the way to the junction with Brampton Road. Turn right and then take the second left into Verschoyle Gardens. Follow the road round to the end where the property can be found 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).

AWAITING VENDOR APPROVAL

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