



Mayfield
Gorsley, Ross-On-Wye HR9 7SJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £450,000

Offered with NO ONWARD CHAIN and set in a BEAUTIFUL SEMI-RURAL LOCATION is this TWO BEDROOM DETACHED BUNGALOW with DOUBLE GARAGE, OFF ROAD PARKING set within APPROXIMATELY HALF AN ACRE in a POPULAR VILLAGE LOCATION. The property offers MUCH POTENTIAL FOR DEVELOPMENT subject to the necessary planning consents.

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.





Enter the property via UPVC double glazed front door with frosted side panels into:

ENTRANCE HALL

13'1 x 9'10 (3.99m x 3.00m)

Double radiator telephone point, door to airing cupboard with hot water tank, slatted shelving.

LOUNGE

14'3 x 14'0 (4.34m x 4.27m)

Radiator, front and side aspect windows.

KITCHEN / DINING ROOM

18'2 x 8'4 (5.54m x 2.54m)

Modern kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, electric oven, pantry cupboard, one and a half bowl stainless steel sink, double radiator, access to roof space, rear aspect window, side aspect window. Glazed wooden door into:

UTILITY ROOM

9'0 x 7'1 (2.74m x 2.16m)

Sink unit with cupboard below, plumbing for washing machine, space for freestanding fridge / freezer and further appliance, tiled floor, two side aspect windows, rear aspect windows and a half glazed UPVC door to the gardens.

BEDROOM 1

13'8 x 10'7 (4.17m x 3.23m)

Radiator, front aspect window.

BEDROOM 2

10'0 x 9'2 (3.05m x 2.79m)

Single radiator, rear aspect window.

BATHROOM

6'11 x 6'5 (2.11m x 1.96m)

White enamel bath with Mira Jump electric shower over, WC, wash hand basin, single radiator, tiled splashbacks, rear aspect frosted window.

OUTSIDE

The property is accessed via a no-through lane into a tarmac driveway and turning area suitable for the parking of numerous vehicles. The large front gardens are laid to lawn with an array of mature shrubs, bushes and hedging material planted. The front garden is laid to lawn. The driveway leads to:

DETACHED MARLEY GARAGE

23'0 x 17'0 (7.01m x 5.18m)

Accessed via two up and over doors, power and lighting, side and rear aspect window.

A gated access from the driveway leads to the rear gardens where a glazed wooden back door leads to:

EXTERNAL STUDY / WORKSHOP ROOM

15'9 x 8'3 (4.80m x 2.51m)

Power and lighting, front aspect window. This room also has a consumer unit.

STORAGE CONTAINER

20'0 x 8'0 (6.10m x 2.44m)

Accessed via an up and over garage door. and used to store garden tools etc.

The large rear gardens are flat, laid to lawn, with several mature trees and shrubs, wooden shed and greenhouse. They measure approximately half an acre and are enclosed by hedging and fencing.

SERVICES

Mains water and electricity, septic tank, LPG central heating.

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

Welsh Water - 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

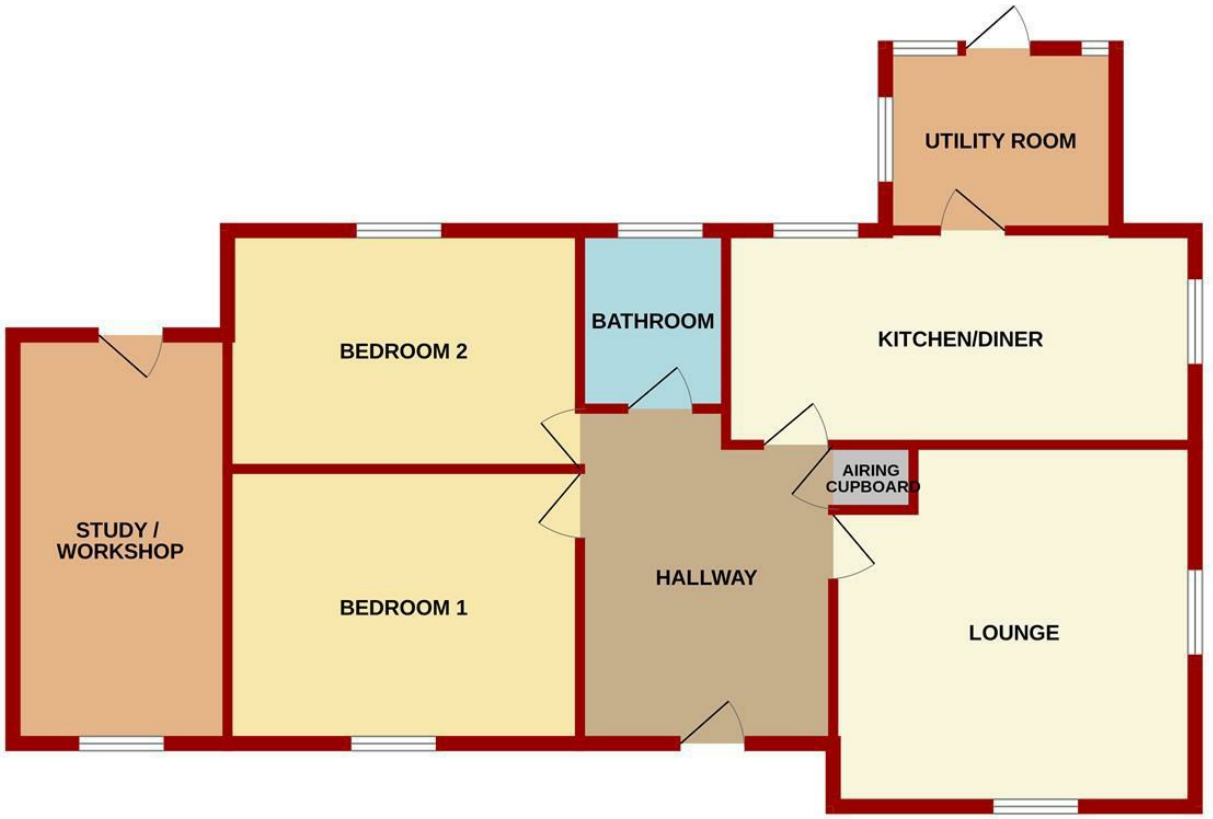
From Newent, proceed along the B4221 into Gorsley, turning left into Quarry Lane. Take the left hand lane after a short distance into Lovers Lane and proceed down the track, where the property will be found on your left hand side as marked by our 'For Sale' board.

PROPERTY SURVEYS

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



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	61	England & Wales	EU Directive 2002/91/EC	25

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.