

21 Chatsworth Close
Ross-On-Wye HR9 7XH

STEVE GOOCH
ESTATE AGENTS | EST 1985

£325,000

Tucked away in a PEACEFUL CUL-DE-SAC, this BRIGHT AND DECEPTIVELY SPACIOUS TWO-DOUBLE-BEDROOM LINK-DETACHED BUNGALOW is OFFERED WITH NO ONWARD CHAIN. Key benefits include a LOUNGE / DINING ROOM, EXTENDED LIVING ACCOMMODATION, DOUBLE GLAZING, GAS CENTRAL HEATING, a SINGLE GARAGE, DRIVEWAY PARKING FOR TWO / THREE VEHICLES, ENCLOSED GARDEN and ATTRACTIVE VIEWS OVER WOODLAND AND COUNTRYSIDE.

Ross-On-Wye Is A Small Market Town Located In Herefordshire. It Is Situated On A Picturesque Bend Of The River Wye And Is Often Referred To As The "Gateway To The Wye Valley."

Ross-On-Wye Is Renowned For Its Stunning Natural Surroundings And Panoramic Views. It Is A Popular Destination For Nature Lovers, Hikers, And Outdoor Enthusiasts Who Come To Explore The Wye Valley Area Of Outstanding Natural Beauty.

The Town Itself Features A Charming Mix Of Historical Buildings And Georgian Architecture. The 17th-Century Market House Is A Notable Landmark In Ross-On-Wye And Serves As A Focal Point For Local Markets And Events. The Town Centre Offers A Range Of Independent Shops, Cafes, Restaurants, And Traditional Pubs.

Ross-On-Wye Has A Rich History Dating Back To Medieval Times, And Visitors Can Explore The Town's Heritage Through Its Historic Buildings And Landmarks. The 13th-Century St. Mary's Church And The Ruins Of Wilton Castle Are Among The Notable Historical Sites In The Area.















A wood grain obscured glazed uPVC door gives access to:

ENTRANCE HALL
6'11 x 15'8 (2.11m x 4.78m)
Access to roof space, ceiling light, coving, central heating thermostat controls, door to storage cupboard housing gas fired central heating and domestic hot water boiler, powerpoints, telephone point, single radiator. Wood panelled doors give access to bedrooms, living room, kitchen, bathroom and cloakroom.

LOUNGE
18'5 x 14'8 (5.61m x 4.47m)
Ceiling light, inset ceiling spot lighting, coving, serving hatch into kitchen, feature fireplace with timber mantel and inset gas fire, two single radiators, powerpoints, T.V point, front aspect double glazed window, sliding double glazed door gives access to:

CONSERVATORY
9'7 x 7'0 (2.92m x 2.13m)
Wooden framed double glazed windows, polycarbonate roof, powerpoints, single radiator, rear aspect views over the garden and forest.

Glazed panel French doors gives access to a further conservatory, polycarbonate roof, powerpoints, single radiator, uPVC double glazed windows and doors, door to garden.

KITCHEN / DINING ROOM
13'3 x 10'6 (4.04m x 3.20m)
Ceiling light, coving, one and a half bowl single drainer sink unit with mixer tap, tiled surrounds, range of base and wall mounted units, four ring gas hob, double oven, powerpoints, integral fridge and freezer, space for washing machine and dishwasher, double radiator, rear access uPVC window, door leading to rear garden.

From the entrance hall, a wooden panelled door gives access to:

BEDROOM ONE
14'1 x 9'11 (4.29m x 3.02m)
Ceiling light, coving, two double wardrobes, single wardrobe with hanging rail and shelving, single radiator, powerpoints, telephone point, front aspect uPVC window overlooking the front garden and countryside views.

BEDROOM TWO
8'3 x 9'3 (2.51m x 2.82m)
Ceiling light, coving, double wardrobe with hanging rail and shelving, double radiator, powerpoints, rear aspect uPVC window overlooking the rear garden.

BATHROOM
10'0 x 6'2 (3.05m x 1.88m)
Ceiling light, coving, extractor fan, modern suite comprising of close couple W.C, pedestal wash hand basin, bath with tiled surround, shower cubicle with electric shower, double radiator, rear aspect obscured double glazed window.

CLOAKROOM
2'10 x 5'7 (0.86m x 1.70m)
Ceiling light, coving, close coupled W.C, wall mounted wash hand basin, tiled surround, side aspect obscured window.

GARAGE
18'8 x 13'2 (5.69m x 4.01m)
Accessed via a single up and over door and personal door, power and lighting, side aspect door gives access to the rear, rear aspect window.

OUTSIDE
To the front, a tarmac driveway provides parking for two / three vehicles, with exterior lighting and gravelled areas planted with shrubs and trees. Gated side access leads to the rear garden.

To the rear, a generous garden benefits from exterior lighting, outside water tap and power point, with a pathway leading to the garage. The garden is predominantly laid to lawn with borders containing a variety of flowers, shrubs and bushes, together with gravelled areas, a paved circular feature area and a raised patio/seating area. Steps lead up to the conservatory, the garden is enclosed by a combination of hedging and fencing.

SERVICES
Mains water, drainage, electricity, 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
Welsh Water- Rate TBC

LOCAL AUTHORITY
Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Freehold.

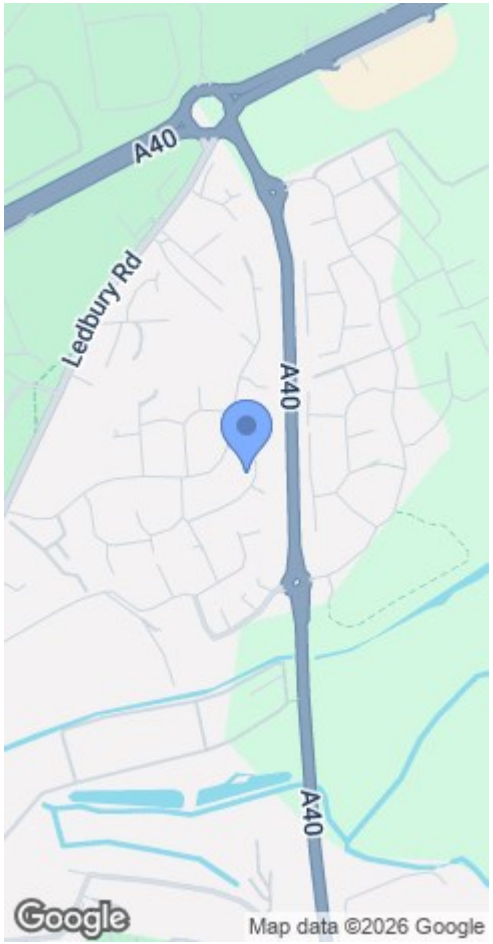
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

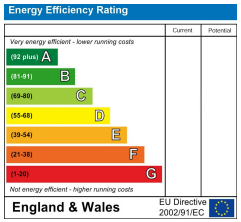
DIRECTIONS
From the Premier Inn roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here for just under half a mile, passing John Kyrle High School on you right hand side. Taking the turning left onto Court Road and follow the road around until reaching Chatsworth Close. Take first left where the property can be found near the end of the road.

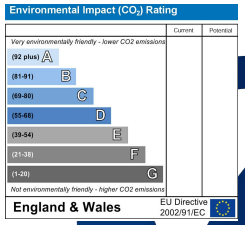
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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









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.