Brambles

Ross-On-Wye HR9 6AJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

Brambles

Ross-On-Wye HR9 6AJ

Guide Price £475,000

A SPACIOUS AND VERSATILE FOUR DOUBLE BEDROOM DETACHED EXECUTIVE FAMILY HOME situated in a SELECT DEVELOPMENT OF JUST TWO PROPERTIES, located on the OUTSKIRTS of the POPULAR HISTORIC MARKET TOWN of ROSS-ON-WYE offering EXCELLENT TRANSPORT LINKS to MONMOUTH and the MOTORWAY NETWORK. The property offers MUCH POTENTIAL FOR THE NEW OWNERS TO PUT THEIR OWN STAMP ON, has THREE RECEPTIONS, MASTER EN-SUITE, KITCHEN plus SEPARATE UTILITY, offered with LARGE MATURE GARDENS APPROACHING A QUARTER OF AN ACRE, DOUBLE GARAGE and OFF ROAD PARKING, with ELEVATED VIEWS.

The village of Bridstow has a church, a primary school and bus routes to Gloucester and Hereford. The nearby busy thriving 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. A train station can be found at Ledbury (approx 13 miles distant) and Hereford (approx 14 miles distant).

Access via front door with glazed side panel into:

ENTRANCE HALL
Single radiator, stairs leading off, door to under stairs storage cupboard.

LOUNGE
19'9 x 12'7 into bay (6.02m x 3.84m into bay)
Two single radiators, woodburning stove, wall light fittings, side aspect window, front aspect bay window. Sliding doors into:

DINING ROOM
13'3 x 9'8 (4.04m x 2.95m)
Single radiator, rear aspect window, side aspect sliding doors to patio and gardens.

KITCHEN
13'9 x 9'7 (4.19m x 2.92m)
Comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl sink with mixer tap, integrated double oven with four ring gas hob and extractor fan, single radiator, tiled flooring, rear aspect window.

UTILITY
8'8 x 5'8 (2.64m x 1.73m)
Sink unit with mixer tap, base units with worktop, under counter area currently housing dishwasher and washing machine, tiled floor, single radiator, rear aspect window and back door, personnel door into:

GARAGE
20'8" x 17'3" max reducing to 14'5 (6.30m x 5.26m max reducing to 4.39m)
Accessed at the front via single up and over door, housing the Ideal Mexico boiler supplying the hot water and central heating, power and lighting, rear window.

CLOAKROOM
7'5 x 2'9 (2.26m x 0.84m)
WC, sink, extractor fan, single radiator.

STUDY
8'6 x 7'5 (2.59m x 2.26m)
Single radiator, front aspect UPVC double glazed window.

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

LANDING
Access to roof space, single radiator, thermostat controls, door to airing cupboard.

BEDROOM 1
13'8 x 12'7 (4.17m x 3.84m)
Built-in mirrored wardrobes and bedroom furniture, single radiator, front aspect UPVC double glazed windows enjoying far reaching elevated views. Door to:

EN-SUITE
9'2 x 3'7 (2.79m x 1.09m)
Suite comprising single shower cubicle accessed via glazed screen with Mira Sport shower system, WC, wash hand basin, single radiator, extractor fan, side aspect frosted window.

BEDROOM 2
17'4 x 10'0 (5.28m x 3.05m)
Built-in double wardrobes, double radiator, TV point, front aspect window offering far reaching elevated views. Opening through to:

DRESSING / LIVING ROOM AREA
11'7 x 10'8 (3.53m x 3.25m)
Single radiator, door to over stairs built-in wardrobe cupboard, front aspect window offering far reaching views.

BEDROOM 3
17'2 x 10'0 (5.23m x 3.05m)
Double radiator, TV point, rear aspect window overlooking open fields, leading into:

DRESSING ROOM AREA
9'8 x 6'5 (2.95m x 1.96m)
Single radiator, rear aspect window.

BEDROOM 4
9'7 x 9'2 (2.92m x 2.79m)
Single radiator, additional built-in wardrobe, rear aspect window overlooking open fields.

BATHROOM
6'7 x 6'9 (2.01m x 2.06m)
Three piece suite comprising wood panelled bath with Mira Sport electric shower over, WC, wash hand basin, single radiator, shaver light point, rear aspect frosted window.

OUTSIDE
To the front of the property, access is via a private driveway owned by the property, which branches off to a second detached property. There is off road parking for approximately six to seven vehicles, with canopy entrance area to the front porch, log store area, Flogas LPG tanks. To the rear of the property, there is a small patio area and borders planted with shrubs and hedging, outside lighting and water tap. The main gardens are to the side of the property and measure approximately 90' x 55'. Here, there is a large patio seating area which is enclosed by brick walling and steps leading up to the main part of the garden which is laid to lawn. There is a water feature and to the top of the garden, there is a fruit and vegetable growing area with shed and greenhouse, all surrounded by mature borders planted with fruit trees, mature trees, shrubs and bushes and having lovely elevated views with excellent levels of privacy.

SERVICES
Mains water, electricity and drainage. LPG 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.

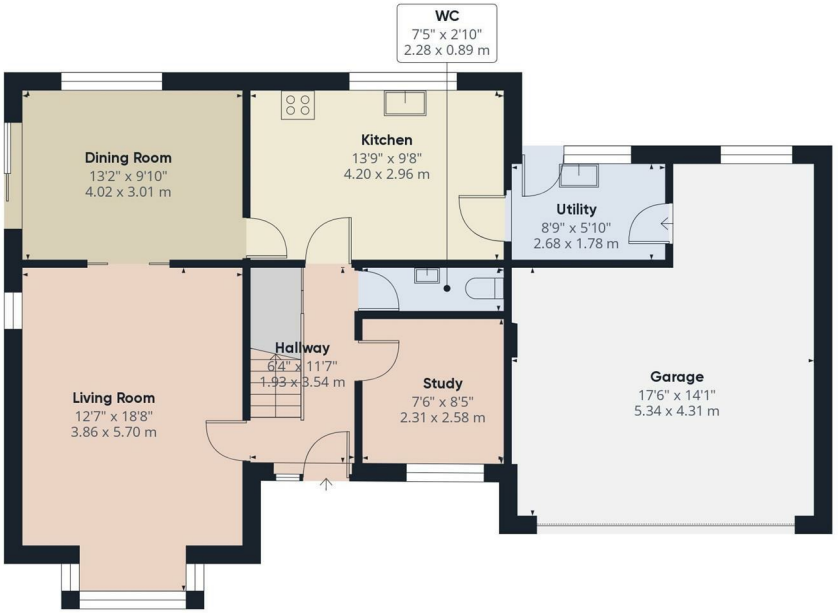
TENURE
Freehold.

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.

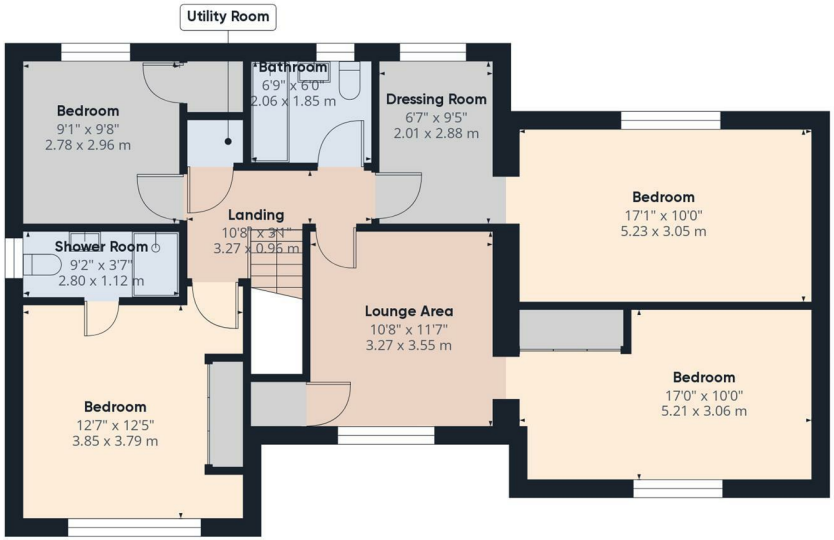
DIRECTIONS
From the Wilton roundabout at Ross-on-Wye take to A49 towards Hereford then first left onto Bannuttree Lane. Proceed to the end of this lane, taking the left hand turning towards the bottom of the road, where the property can be found on the left hand side.

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

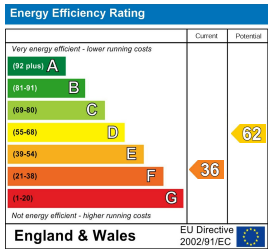
AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

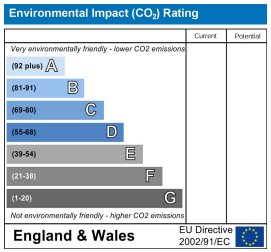


Ground Floor



Floor 1





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.