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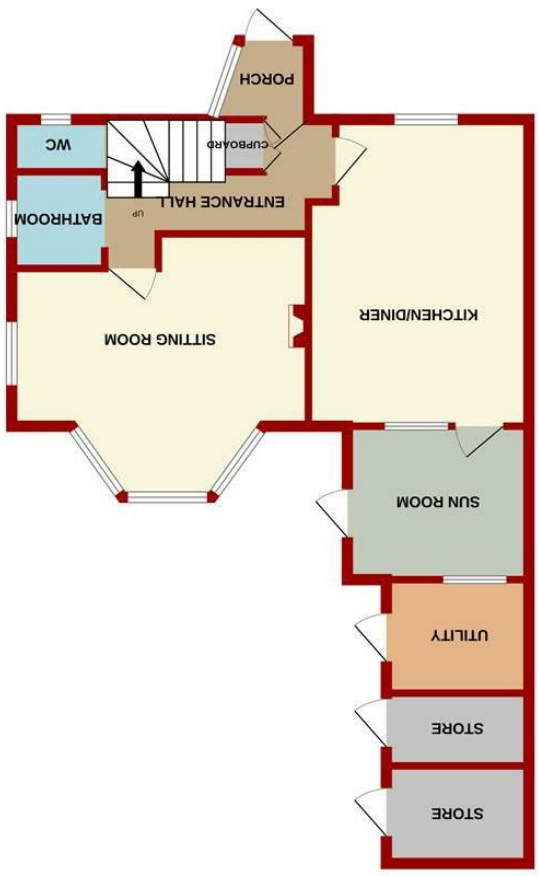
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information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



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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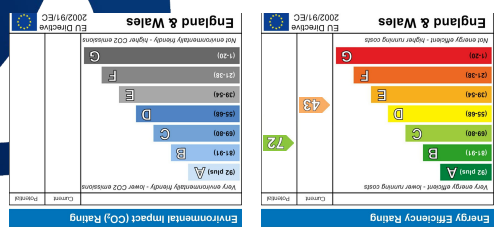


Lambourne Glewstone
Ross-On-Wye HR9 6AW

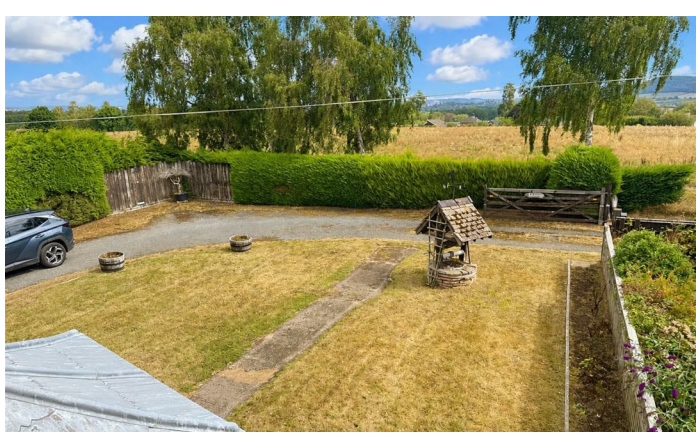
STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £325,000

RARELY AVAILABLE THREE BEDROOM SEMI-DETACHED HOUSE, in need of UPDATING and MODERNISATION, SITUATED in a DESIRABLE VILLAGE LOCATION, benefitting from AMPLE OFF ROAD PARKING, MATURE GARDENS OF APPROXIMATELY QUARTER of an ACRE, that back onto OPEN FIELDS AND SURROUNDING FARMLAND, all being offered with NO ONWARD CHAIN.

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 half glazed door through into:

ENTRANCE PORCH
Window overlooking the garden, fully glazed door through to:

ENTRANCE HALL
Single radiator, large understairs storage cupboard.

BATHROOM
White suite comprising bath, tiled surround, vanity wash hand basin, single radiator, side aspect frosted window.

CLOAKROOM
Low level WC, front aspect window.

SITTING ROOM
15'5 x 13'4 (4.70m x 4.06m)
Fireplace with raised hearth, double radiator, side aspect window, rear aspect full height bay window with private overlook onto fields and farmland.

KITCHEN / DINING ROOM
16 x 11'5 (4.88m x 3.48m)
Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted washing machine, Rayburn(currently not in use), double radiator, front aspect window, private outlook over the gardens, fully gazed door into:

SUNROOM
9'5 x 8 (2.87m x 2.44m)
Side aspect window, half glazed door to the outside.

UTILITY (Externally Accessed)
7'1 x 6 (2.16m x 1.83m)
Belfast sink unit, cupboards below.

FROM THE ENTRANCE HALL EASY TREAD STAIRWAY LEADS TO THE FIRST FLOOR.

LANDING
Airing cupboard with slatted shelving, access to roof space.

BEDROOM ONE
16 x 11'5 (4.88m x 3.48m)
Double radiator, single radiator, front and rear aspect windows with view over surrounding fields.

BEDROOM TWO
15'6 x 8 (4.72m x 2.44m)
Single radiator, rear aspect window with views over fields and farmland.

BEDROOM THREE
10'2 x 9'8 (3.10m x 2.95m)
Cupboard over the stairs, single radiator, side aspect window.

OUTSIDE
Five bar gate gives access to a gravelled driveway which leads to a parking and turning area, suitable for the parking of several vehicles, range of outbuildings to include:

TANDEM GARAGE
28'10 x 8'7 (8.79m x 2.62m)
Single doorway, two side aspect windows.

ADJACENT SHED
12'7 x 9'3 (3.84m x 2.82m)
Power and lighting.

To the front of the property there is a large garden with a pathway to the front door, lawned area to each side, fencing and hedging surround, gated side access leads to the large private rear garden with paved patio area, two further storage buildings, raised borders, greenhouse, large expanse of lawn, central pond, various mature shrubs bushes and trees, further store shed, natural hedging boundary backing onto open fields and farmland.

SERVICES
Mains electric and water, oil and shared Septic Tank (Owned by this property)

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

WATER RATES
Welsh Water.

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 Steve Gooch Newent Office, proceed out of Newent along the B4221 Ross Road, continuing through Kilcot and Gorsley towards Ross-on-Wye. Join the M50 towards Ross-On-Wye, then the A40 towards Monmouth. Turn right off the A40 towards Glewstone for approximately one mile where the property can be located set back 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)