

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		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	103-91kWh/m ²
Energy efficient		B	91-81kWh/m ²
Decent		C	81-65kWh/m ²
Average		D	65-55kWh/m ²
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Guide Price £275,000

A WELL PRESENTED EXTENDED FOUR / FIVE BEDROOM SEMI-DETACHED FAMILY HOME benefiting from GROUND FLOOR BEDROOM WITH EN-SUITE, TWO RECEPTIONS, PRIVATE ENCLOSED GARDENS, OFF ROAD PARKING situated in a CONVENIENT LOCATION FOR THE BEAUTIFUL MARKET TOWN OF ROSS-ON-WYE.

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.



Enter the property via UPVC double glazed front door into:

ENTRANCE HALL

10'4 x 6'5 (3.15m x 1.96m)

Consumer unit, side aspect window, stairs leading off, under stairs storage area, single radiator, wood laminate flooring. Door to:

LOUNGE

14'0 x 10'5 (4.27m x 3.18m)

Fireplace housing electric fire, TV point, double radiator, wood laminate flooring, front aspect window.

KITCHEN

11'2 x 6'6 (3.40m x 1.98m)

One and a half bowl sink unit with mixer tap, range of base and wall mounted units with laminated worktops and tiled splashbacks, electric range oven, side aspect frosted window. Opening through to:

DINING ROOM

13'6 x 11'2 (4.11m x 3.40m)

Laminate flooring, single radiator, alcove housing American fridge / freezer, rear aspect window overlooking the gardens.

THE KITCHEN OPENS OUT TO:

INNER HALLWAY AREA

9'8 x 8'0 max (2.95m x 2.44m max)

Door to meter cupboard, laminate flooring, single radiator, half glazed door to the side of the property, UPVC double glazed door to the other side which leads to the gardens. Door to:

BEDROOM 4

10'0 x 9'9 (3.05m x 2.97m)

Laminate flooring, single radiator, side aspect window. Sliding door to:

EN-SUITE WET ROOM

9'9 x 5'9 (2.97m x 1.75m)

Low-level electric shower system, wet room floor, tiled splashbacks, WC, wash hand basin, double radiator, extractor fan, rear aspect frosted window.

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

LANDING

Side aspect window.

BEDROOM 1

14'0 x 9'3 (4.27m x 2.82m)

Single radiator, built-in wardrobe into additional recess, rear aspect window.

BEDROOM 2

10'9 x 10'4 (3.28m x 3.15m)

Additional built-in wardrobe recess, single radiator, front aspect window with views towards May Hill.

BATHROOM

7'9 x 6'0 (2.36m x 1.83m)

Panelled bath with mixer tap and shower detachment, pedestal wash hand basin, WC, radiator, tiled splashbacks, rear aspect frosted window. Door to airing cupboard housing recently re-fitted Worcester gas-fired boiler supplying the hot water and central heating with slatted shelving and storage space below.

BEDROOM 3 / STUDY AREA

9'7 x 7'4 (2.92m x 2.24m)

Single radiator, front aspect window with views towards May Hill. STAIRS FROM THIS ROOM LEAD TO:

BEDROOM 5

15'7 x 13'6 (4.75m x 4.11m)

Additional eaves storage space, doors to attic storage areas, power and lighting, rear aspect Velux roof light.

OUTSIDE

To the front of the property, there is gravelled parking for three cars and a block paved path leads to the front door. The low maintenance garden is enclosed by low fence and walling.

The rear garden has a patio seating area and steps up to a further patio area and deck with pergola, wooden workshop, well stocked vegetable garden all enclosed by wood panel fencing, canopy to the side.

SERVICES

Mains water, electricity, drainage and gas.

Fibre broadband is available at the property.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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

Proceed towards Ross-on-Wye on the M50, turning onto the A40, then turn left towards Ross Town Centre, proceed along for a short distance turning right signposted John Kyrle High School. Proceed past the school and the property will be found on your right hand side as indicated 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).