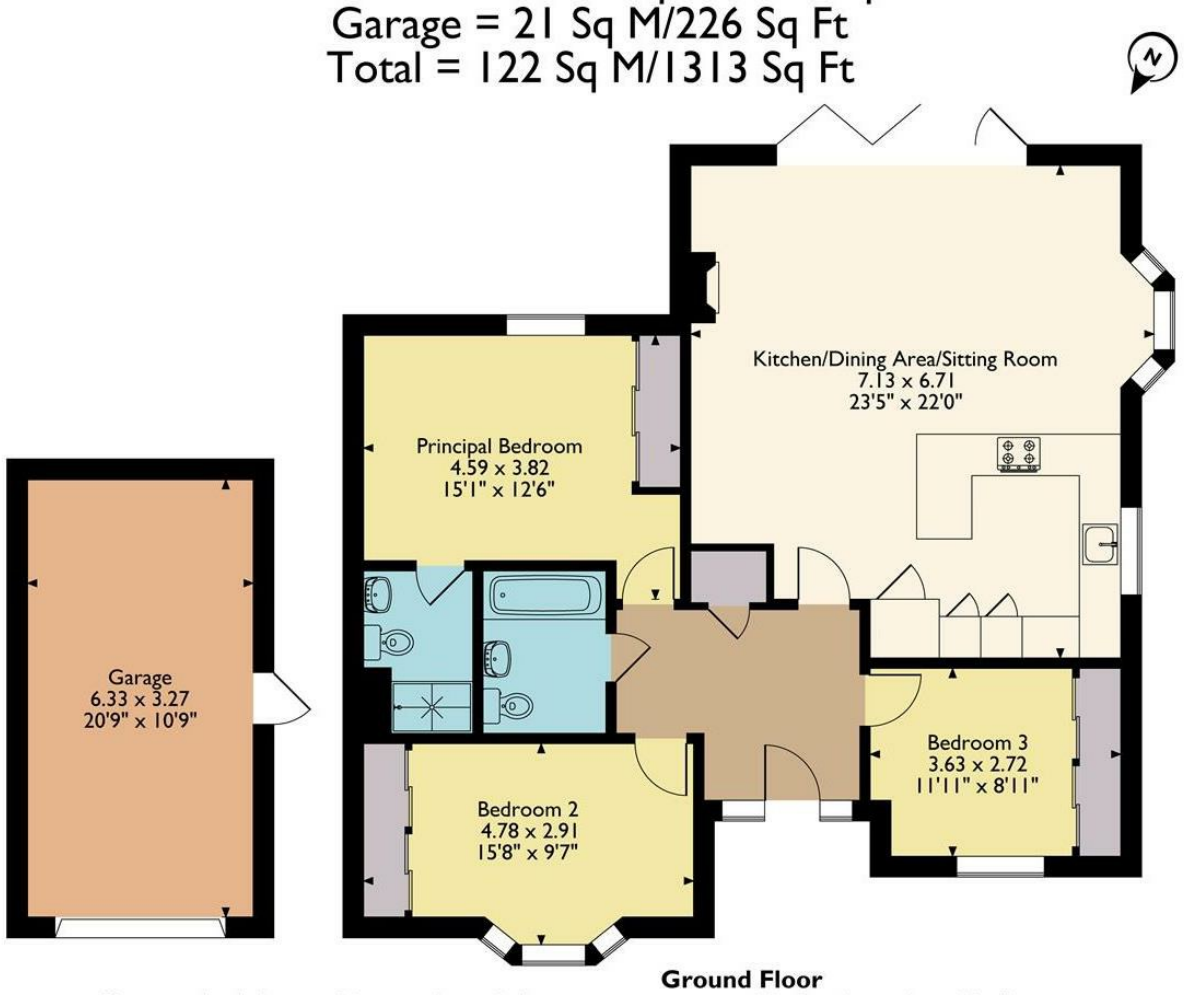
9 Aachen Close
Ross-On-Wye HR9 7YU

STEVE GOOCH
ESTATE AGENTS | EST 1985

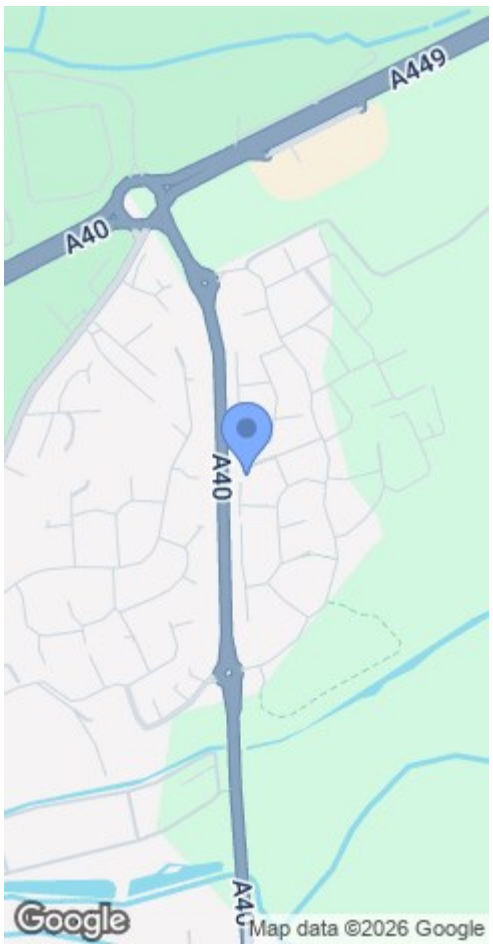


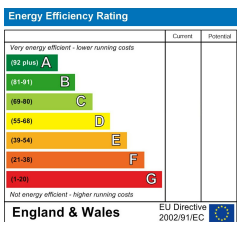
9, Aachen Close, Ross-on-Wye, Herefordshire
Approximate Gross Internal Area
Main House = 101 Sq M/1087 Sq Ft
Garage = 21 Sq M/226 Sq Ft
Total = 122 Sq M/1313 Sq Ft

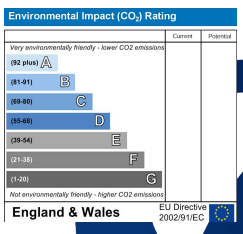


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.







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.

Guide Price £475,000

An EXCEPTIONALLY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW of AMPLE PROPORTIONS having an EN-SUITE to the MASTER BEDROOM, OPEN PLAN KITCHEN / LOUNGE / DINING AREA with FEATURE VAULTED CEILING opening out to LARGE GARDENS, FULLY FITTED KITCHEN, GARAGE and OFF ROAD PARKING FOR UP TO FIVE VEHICLES, situated in a LOVELY END OF CUL-DE-SAC LOCATION.

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.















The property is accessed via a canopy entrance area via front door into:

ENTRANCE HALLWAY
12'3 x 9'10 (3.73m x 3.00m)
Double radiator, thermostat controls, door to roof space with light and ladder, door into cupboard with consumer units, BT Open Reach point, shelving and storage, Ideal Logik gas-fired combination boiler, front aspect window. Door to:

LIVING AREA
Open Plan Kitchen/Livng Room/Diner.

KITCHEN AREA
10'6 x 10'4 (3.20m x 3.15m)
Modern kitchen with a range of base and wall mounted units, laminated worktops and splashbacks, integrated appliances to include Bosch double oven, tall fridge freezer, dishwasher, Bosch four ring induction hob with extraction built in, one and a half bowl sink unit with mixer tap, inset spot lighting, inset home audio speakers, side aspect window. Door to utility cupboard with plumbing for washing machine, shelving over, space for tumble dryer.

LOUNGE / DINER
20'9 x 20'6 (6.32m x 6.25m)
Opening out to feature vaulted ceiling in the living room with a feature modern cast iron log burner with slate hearth, two radiators, built in speakers, audio system control pad, beautiful full height windows and bi-folding doors to the gardens, side aspect bay window.

MASTER BEDROOM
15' x 10'6 (4.57m x 3.20m)
Built in mirrored triple wardrobe, double radiator, rear aspect window.

EN-SUITE
7'7 x 5'2 (2.31m x 1.57m)
Double shower cubicle accessed via a sliding glazed screen with inset overhead detachable Mira shower system, wc, vanity wash hand basin, mixer tap and cupboards below, chrome heated towel rail, shaver point and light, extractor fan, spot lighting, fully tiled walls.

BEDROOM 2
15'9 x 9'8 (4.80m x 2.95m)
Double radiator, built in full width wardrobes, front aspect bay window.

BEDROOM 3
11'11 x 8'11 (3.63m x 2.72m)
Full width built in mirrored wardrobes, double radiator, front aspect window.

FAMILY BATHROOM
7'8 x 5'8 (2.34m x 1.73m)
Three piece suite comprising panelled bath with mixer tap and shower head attachment, wc, vanity wash with cupboards below, tiled splashbacks, shaver point, chrome heated towel rail, extractor fan, spot lighting.

OUTSIDE
The property is located at the end of the cul-de-sac with no passing traffic, having privacy and a driveway providing off road parking for two cars and further parking to the front for an additional three cars, the front gardens have purple slate borders and lawned areas enclosed by low level wooden fencing. The driveway leads up to:

DETACHED SINGLE GARAGE
20'8 x 10'8 (6.30m x 3.25m)
Via an electric up and over door, upvc double glazed door from the garden, power and lighting, fuse board, currently houses a freezer and tumble dryer.

Pedestrian gate gives access into the rear garden.

The property is sat on a generous corner plot, large patio seating area, ample power points fitted throughout the garden, lawned areas, purple slate borders, further lawn to the back of the garden, outside lighting, outside water tap, bin storage area, five camera security system set up. The rear gardens are enclosed by wood panelled fencing and trellis.

SERVICES
Mains water, electricity, drainage and 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
To be advised.

LOCAL AUTHORITY
Council Tax Band: D
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 the Ross Labels roundabout, take the first exit on the A40 towards Ross-on-Wye. Proceed along this road, taking the second left into Starling Road and then left onto Swallow Road, left again onto Aachen Close where the property can be located at the end.

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