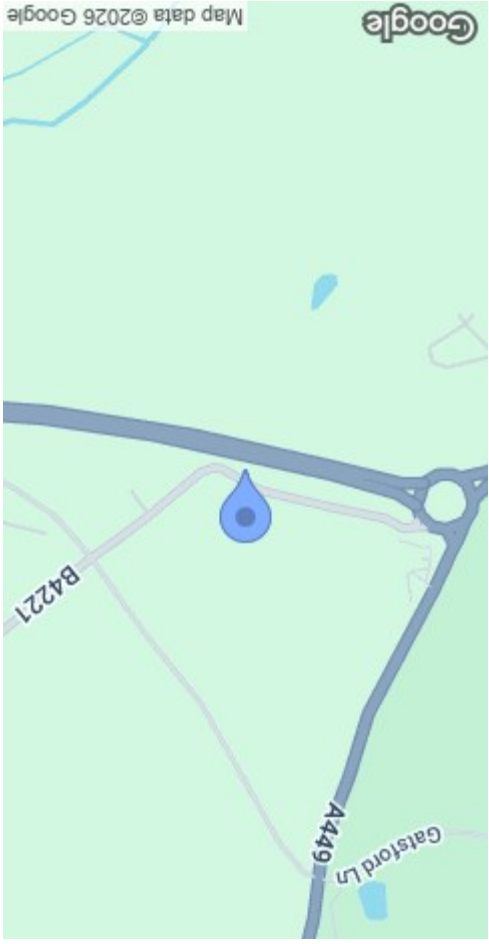




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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TOTAL FLOOR AREA: 1161 sq. ft. (107.9 sq. m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with AutoCAD 2020



**1 The Downs Cottages**  
 Ross-On-Wye HR9 7TJ



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£345,000**

A THREE BEDROOM SEMI DETACHED FOREST STONE COTTAGE with attached ONE BEDROOM SELF CONTAINED ANNEXE, SET IN MATURE GARDENS and GROUNDS of approximately QUARTER OF AN ACRE, POPULAR VILLAGE LOCATION with CLOSE ACCESS TO MOTORWAY LINKS.

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 side aspect UPVC double glazed door into:

**ENTRANCE PORCH**

6'1 x 3'9 (1.85m x 1.14m )

Front and side aspect UPVC double glazed windows, wooden door into:

**LOUNGE / DINER**

19' x 13' (5.79m x 3.96m)

Fireplace housing electric fire, laminate flooring, double radiator, exposed beams, door to under stairs storage cupboard, front and side aspect windows overlooking the garden. Step leads down to:

**KITCHEN / BREAKFAST ROOM**

19'09 x 6'7 (6.02m x 2.01m )

Modern Kitchen, range of base and wall mounted units with laminated worktops and splashbacks, breakfast bar area, sink unit with mixer tap, plumbing for washing machine and dishwasher, electric cooker with four ring gas hob, tiled flooring, double radiator, side aspect window, half glazed UPVC door to the driveway. Door to:

FROM THE LOUNGE / DINER, A TURNING STAIR CASE LEADS TO THE FIRST FLOOR.

**LANDING**

Access to roof space, door to airing cupboard housing LPG Worcester fired boiler with slatted shelving and storage space.

**BEDROOM 1**

12'9 x 9'7 (3.89m x 2.92m )

Laminate flooring, radiator, front aspect window offering lovely views over the countryside.

**BEDROOM 2**

10 x 8'7 (3.05m x 2.62m )

Laminate flooring, single radiator, side aspect window.

**BEDROOM 3**

9'8 x 7 (2.95m x 2.13m )

Laminate flooring, single radiator, rear aspect window.

**BATHROOM**

6'8 x 6'1 (2.03m x 1.85m )

Tiled panelled bath with Tritan electric shower, vanity wash hand basin with mixer tap and cupboard below, WC, fully tiled floor and walls, chrome heated towel rail, side aspect frosted window.

**INNER HALLWAY**

Single radiator, laminate flooring, access to roof space, glazed wooden door to:

**ANNEXE**

**KITCHEN / LIVING ROOM**

Recently fitted Wren kitchen, range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated appliances to include, Bosch oven and microwave, washing machine, dishwasher, four ring induction hob with extractor fan over and glass splashback, stainless steel sink unit with mixer tap, inset spot lighting, access to roof space, laminated floor, radiator, rear aspect window, side aspect double opening French doors, providing personal access.

**BEDROOM**

10'4 x 9'8 (3.15m x 2.95m )

Laminate flooring, single radiator, side aspect window.

**SHOWER ROOM**

6'4 x 5'7 (1.93m x 1.70m)

Corner shower cubicle with inset Mira shower system, tiled splashbacks, WC, wash hand basin, single radiator, extractor fan.

**OUTSIDE**

To the front of the property a five bar gate gives access to a block paved driveway and turning area, suitable for the parking of several vehicles. The front garden is enclosed by brick walling having separate metal gated access into garden at the further end of the garden. The plot is approximately quarter of an acre with a large lawned area, mature planted beds, an array of semi mature fruit trees, LPG tank, outside lighting and tap all enclosed by fencing and hedging.

**WORKSHOP**

Access via stable door to the front, power and lighting, two front aspect windows.

**SERVICES**

Mains electric and water, septic tank and 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.

**LOCAL AUTHORITY**

Council Tax Band: A  
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 Steve Gooch Newent office, head west on the B4221 towards Gorsley. Continue through Gorsley taking a left turn onto the M50 towards Ross-on-Wye. Continue along the M50 until reaching the travellers rest roundabout. Take the third exit, turning into the Down Cottages Road, where the property can be located after a short distance 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).

**AWAITING VENDOR APPROVAL**

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

