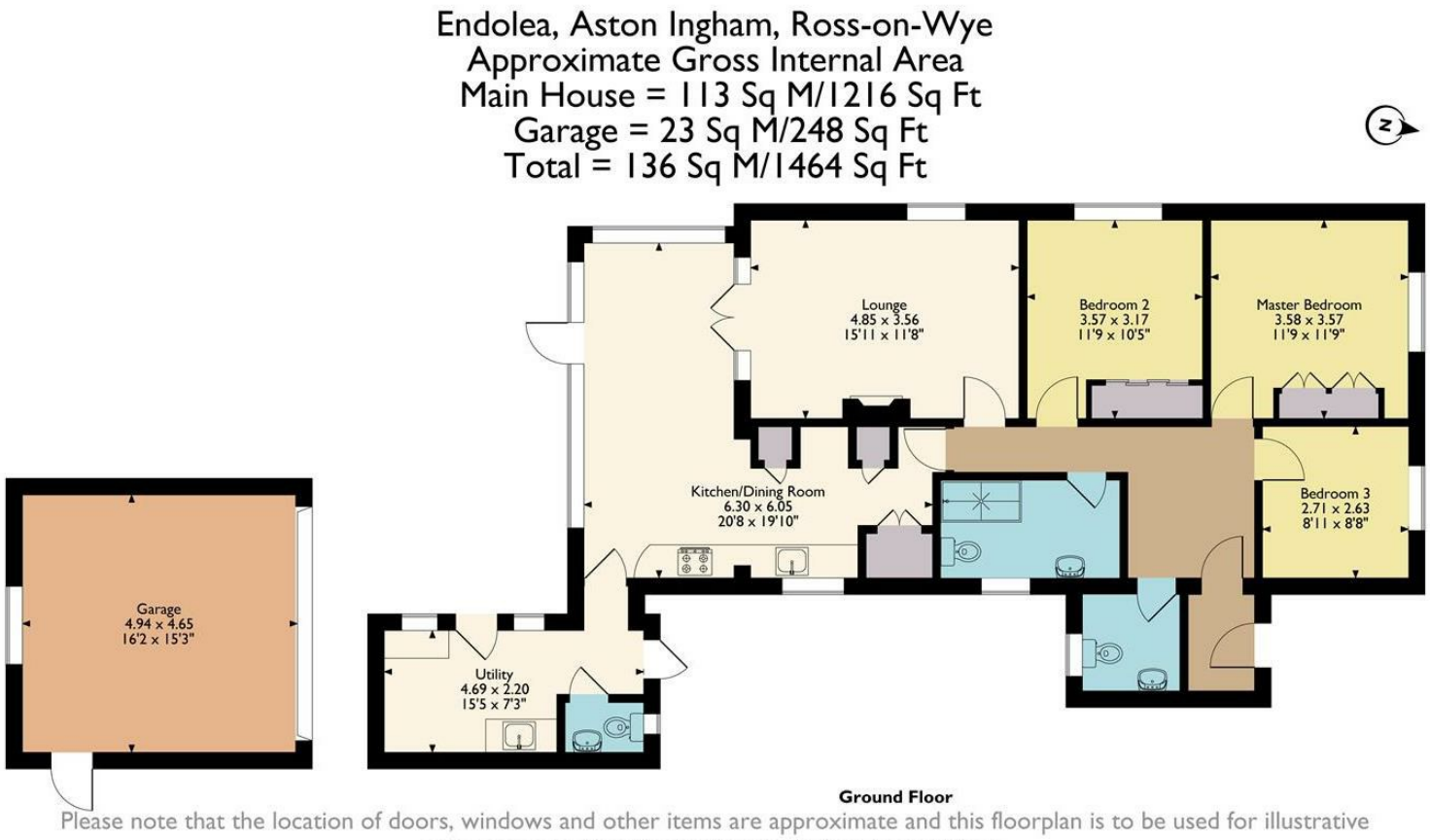
Endolea
Aston Ingham, Ross-On-Wye HR9 7LS

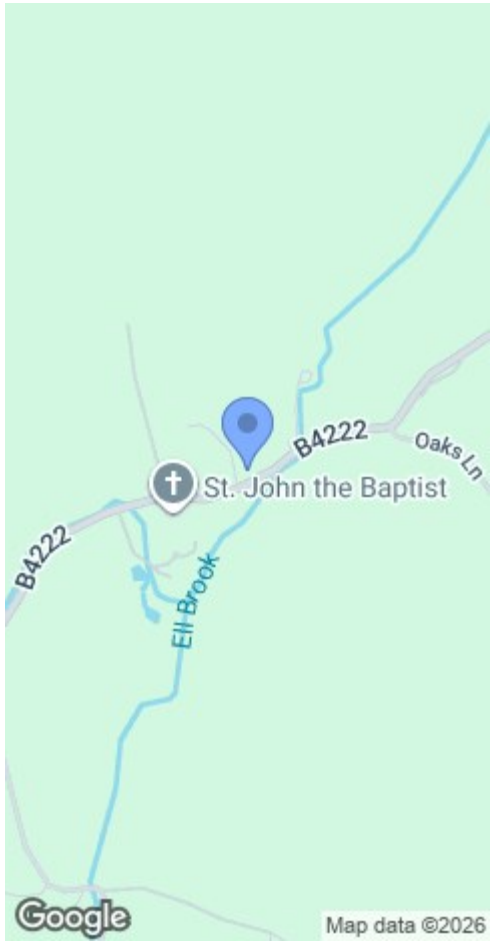
STEVE GOOCH
ESTATE AGENTS | EST 1985

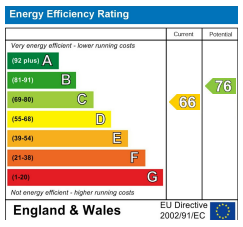
Endolea, Aston Ingham, Ross-on-Wye
Approximate Gross Internal Area
Main House = 113 Sq M/1216 Sq Ft
Garage = 23 Sq M/248 Sq Ft
Total = 136 Sq M/1464 Sq Ft

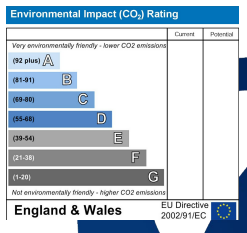


Ground Floor

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.

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Guide Price £425,000

LARGELY EXTENDED THREE BEDROOM DETACHED BUNGALOW offered in GOOD ORDER THROUGHOUT having AMPLE OFF ROAD PARKING and DETACHED DOUBLE GARAGE, LOVELY MATURE, PRIVATE, SOUTH FACING ENCLOSED REAR GARDENS all being offered with NO ONWARD CHAIN.

The village of Aston Ingham offers a tennis, cricket and bowls club, village hall and church with public houses in the neighbouring village of Aston Crews. Further amenities are available in Newent (just over 3 miles distant) and Ross-on-Wye (7 miles approximately) and include shops, schools, churches of various denominations, health centres, sports and community centres, libraries etc.

There is a bus service to Gloucester and for the commuter, access can be gained to the M50 motorway at J3 (approximately 2.5 miles away) for onward connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

ENTRANCE PORCH
Via a part glazed door with side aspect window, Half glazed door into:

CLOAKROOM
White suite comprising close coupled wc, pedestal wash hand basin, tiled splashback, heated towel rail, wall mounted gas fired central heating and domestic hot water boiler, rear aspect frosted window.

ENTRANCE HALL
Loft ladder supplying access to the roof space which is part boarded with light, single radiator.

LOUNGE
15'11 x 11'8 (4.85m x 3.56m)
Feature fireplace with inset electric fire, radiator, side aspect window.

FAMILY/KITCHEN/DINING ROOM
20'8 x 19'10 (6.30m x 6.05m)
Fitted kitchen to comprise one and a half bowl, single drainer sink unit, cupboards under, a range of base and wall mounted units, integrated fridge/freezer, electric oven with warming drawer below, four ring ceramic hob, cooker hood above, single and double radiators, windows to the front aspect overlooking the gardens. Fully glazed door to the rear.

UTILITY ROOM
15'5 x 7'3 (4.70m x 2.21m)
Stainless steel single drainer sink unit, mixer tap, cupboard under, plumbing for automatic washing machine, space for further fridge/freezer, double radiator, side aspect window. Half glazed door to the front and rear.

GARDEN WC
Close coupled wc, wash hand basin, tiled splashback, front aspect frosted window.

MASTER BEDROOM
11'9 x 11'9 (3.58m x 3.58m)
Single radiator, fitted wardrobes to include two doubles with hanging rail and shelving, cupboards above, front aspect window.

BEDROOM 2
11'9 x 10'5 (3.58m x 3.18m)
Single radiator, two double fitted wardrobes with hanging rails and cupboards above, side aspect window.

BEDROOM 3
8'11 x 8'8 (2.72m x 2.64m)
Single radiator, front aspect window.

FAMILY SHOWER ROOM
Fitted double shower cubicle and tray, shower over, tiled surround, closed coupled wc, pedestal wash hand basin, two heated towel rails, side aspect frosted window.

OUTSIDE
To the front there is a tarmac driveway with a parking and turning area suitable for the parking of several vehicle which in turn leads to:

DETACHED DOUBLE GARAGE
16'2 x 15'3 (4.93m x 4.65m)
Via a roller shutter door, power and lighting, rear aspect window, personal door to the side,

Garden area with steps leading up to a gravelled patio area, flower borders surround with mature flowers and shrubs, outside lighting.

Side access to one side leads through to an enclosed garden area, ideal for bin storage, outside tap.

To the other side, gated side access leads into the lovely, private and mature rear garden, paved patio area, outside lighting, outside tap, lawned area, flower borders, shrubs, bushes and tress to include fruiting trees, cultivated vegetable produce area, pergola, seating area, wooden garden shed. The rear garden is south facing and is enclosed by natural hedging surround and is very private.

SERVICES
Mains water, electricity, septic tank 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
Welsh water.

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
Proceed out of Newent along the B4221 in the direction of Kilcot. At Kilcot cross roads turn left towards Aston Ingham on the B4222. Proceed through Kilcot into Aston Ingham and upon arriving at the centre, you will see the village hall on the left hand side, proceed along where the bungalow can be found on the left hand side before the Church.

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