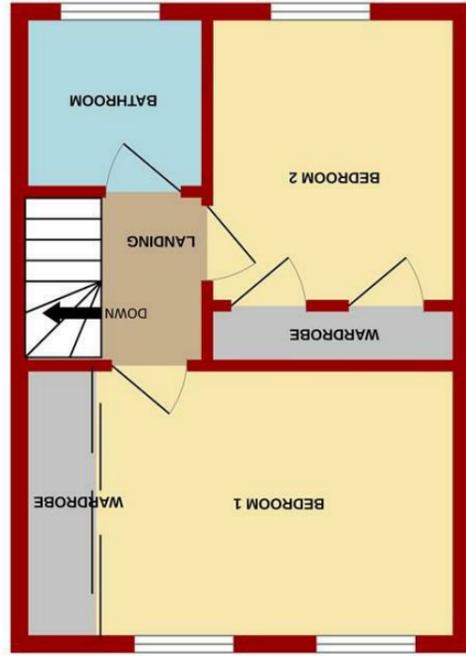


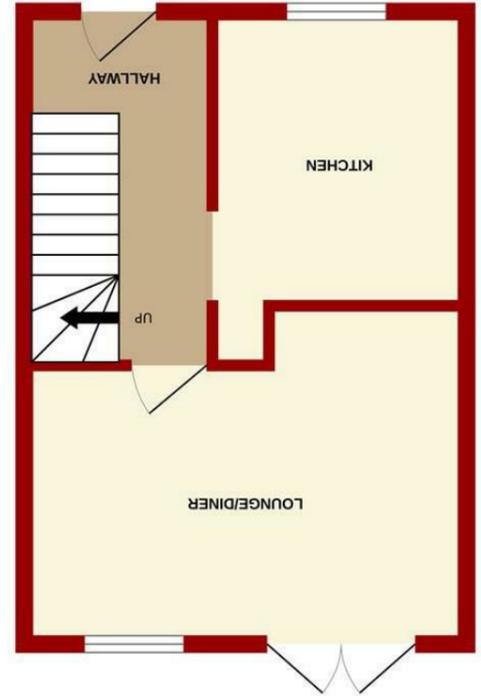


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<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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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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91 Verschoyle Gardens
 Ross-On-Wye HR9 7HQ

Guide Price £225,000

A SPACIOUS TWO DOUBLE BEDROOM SEMI-DETHACHED HOUSE, presented to a VERY GOOD STANDARD, MODERN KITCHEN and BATHROOM, OUTLOOK towards the BLACK MOUNTAINS, POTENTIAL TO EXTEND and or add GARAGE, LARGE CORNER PLOT, suitable for PARKING FIVE / SIX VEHICLES.

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 property via double glazed door into:

ENTRANCE HALL

11'8 x 5'8 (3.35m, 2.44m x 1.73m)

Laminate flooring, open under stairs area, arch opening into:

KITCHEN

9'9 x 8'5 (2.97m x 2.57m)

Modern re-fitted kitchen to include a range of base, wall mounted units, laminated work tops and tile splash backs. Integrated appliances to include, Lamona oven with four ring hob and extractor fan over, fridge / freezer, washing machine, tumbler dryer and dishwasher. Single drainer stainless steel sink with mixer tap, double radiator, front aspect window, built in wine rack.

LOUNGE / DINER

14'7 x 14'6 (4.45m x 4.42m)

Laminate floor, double radiator, wall light fittings, tv point, rear aspect window and double opening French doors to the garden.

FROM ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR.

LANDING

Access to roof space, door to airing cupboard housing Worcester gas fired Combi boiler.

MASTER BEDROOM

14'6 x 9'8 (4.42m x 2.95m)

Tripled mirror wardrobe recess, single radiator, wall light fittings, two rear aspect windows.

BEDROOM 2

14'4 x 9'8 (4.37m x 2.95m)

Wardrobe recess, tv point, radiator, front aspect window.

BATHROOM

5'8 x 5'8 (1.73m x 1.73m)

P shaped bath with mixer tap and built-in detachable shower system, vanity wash hand basin, mixer tap, covered below WC, fully tiled walls, heated towel rail, extractor fan, front aspect frosted window.

OUTSIDE

To the front of the property, the garden has planted borders, outside tap, canopy above front door and a gravelled driveway to front and side of the property, all surrounded by fencing and hedging. A pedestrian gate gives access into the rear of the garden which measures approximately 52' long, and widening to 55' to the end of the garden. The rear garden comprises of a patio seating area, gravelled and lawned areas, gravel and purple slate beds housing mature shrubs and bushes, a wooden built garden shed, a mature Cherry tree all with a pleasant outlook towards the Black Mountains.

SUMMER HOUSE

13'7 x 7'6 (4.14m x 2.29m)

Power points, front and side aspect windows, front aspect French doors.

SERVICES

Mains water, electric, 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

Welsh water, to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here taking the first right onto Three Crosses Road. Continue along, passing John Kyrle High School on your right hand side, all the way to the junction with Brampton Road. Turn right and then take the second left into Verschoyle Gardens. Follow the road round to the end where the property can be found on the right hand side.

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.