



**6 Pencraig View**  
**Greytree, Ross-On-Wye HR9 7JR**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £275,000

A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW situated in a CUL-DE-SAC LOCATION enjoying PANORAMIC ELEVATED VIEWS, OFF ROAD PARKING and GARAGE, PLEASANT ENCLOSED GARDENS, all being offered with NO ONWARD CHAIN.

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 side aspect double glazed UPVC door into:

### **ENTRANCE HALL**

Open Reach point, single radiator, access to roof space, thermostat control, door to airing cupboard housing Worcester gas fired combi boiler.

### **LOUNGE**

15'9 x 12'0 (4.80m x 3.66m)

Open Reach point, television point, two radiators, coved ceiling, large front aspect UPVC double glazed picture window offering elevated panoramic views.

### **KITCHEN / BREAKFAST ROOM**

14'7 x 8'6 (4.45m x 2.59m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl sink with mixer tap, electric cooker, breakfast table area, single radiator, space for washing machine and two further under counter appliances, laminate flooring, half glazed UPVC door, UPVC double glazed side aspect and front aspect window with elevated panoramic views.

### **BEDROOM 1**

12'0 x 10'5 (3.66m x 3.18m)

Single radiator, coved ceiling, UPVC double glazed rear aspect window.

### **BEDROOM 2**

10'1 x 7'8 (3.07m x 2.34m)

Single radiator, UPVC double glazed rear aspect window.

### **SHOWER ROOM**

6'5 x 5'6 (1.96m x 1.68m)

Double shower cubicle accessed via sliding glazed screen with Mira

Jump electric shower system, laminate splashbacks, WC, wash hand basin, tiled floor, partly tiled walls, heated towel rail, side aspect UPVC double glazed frosted window.

### **OUTSIDE**

To the front of the property, a driveway to the side provides off road parking for four vehicles which leads to:

### **DETACHED SINGLE GARAGE**

18'11 x 9'3 (5.77m x 2.82m)

Accessed via up and over door, power and lighting, pedestrian side door, single glazed side aspect window.

The front gardens are laid to lawn with pathway and pedestrian gated access to either side of the property, bin storage area and outside water tap. The rear gardens comprise of a patio seating area and the remainder of the garden being terraced with gravelled area, astro turf lawn and further raised planters with an array of flowers, shrubs and bushes. Steps lead up to the terraces and the garden is all enclosed by walling and modern wood panel fencing.

### **SERVICES**

Mains water, electricity, gas and drainage.

### **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: C

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 our Newent office, proceed to the top of the High Street and at the traffic lights, take the left onto the B4215 towards Ross-On-Wye. Proceed along the road for approximately 4/5 miles passing through the villages of Kilcot and Gorsley, and join the M50 motorway. Continue along here and at the roundabout, take the first exit onto the A40 signposted to Ross-on-Wye and Monmouth. At the next roundabout, take the second exit onto the Ledbury Road, B4234 signposted to Ross. Proceed along, turning right onto Three Crosses Road, right again onto Brampton Road, left onto Grey Tree and then finally right onto Pencraig View, where the property can be found as marked by our 'For Sale' board.

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### **PROPERTY SURVEYS**

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



