



24 Park Walk
Ross-On-Wye HR9 5LW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£310,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME, situated in a SOUGHT-AFTER PEACEFUL LOCATION within a SHORT WALK OF Ross-on-Wye TOWN CENTRE, LOCAL PRIMARY SCHOOLS, and WOODLAND WALKS, and offered with NO ONWARD CHAIN. The property further benefits from a GARAGE, DRIVEWAY PARKING FOR TWO VEHICLES, and ENCLOSED GARDENS, along with GAS CENTRAL HEATING and DOUBLE GLAZING.

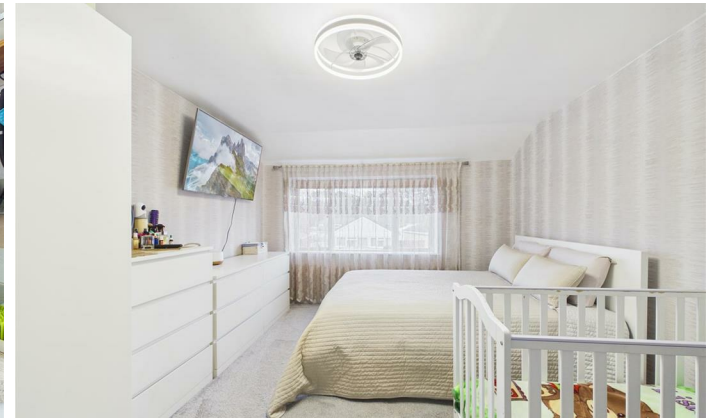
The accommodation comprises: ENTRANCE PORCH, LOUNGE / DINING ROOM, KITCHEN, CONSERVATORY, and INNER HALLWAY, with THREE DOUBLE BEDROOMS and a BATHROOM.

Ross-on-Wye is a small market town located in Herefordshire. It is situated on a picturesque bend of the River Wye and is often referred to as the "Gateway to the Wye Valley."

Ross-on-Wye is renowned for its stunning natural surroundings and panoramic views. It is a popular destination for nature lovers, hikers, and outdoor enthusiasts who come to explore the Wye Valley Area of Outstanding Natural Beauty.

The town itself features a charming mix of historical buildings and Georgian architecture. The 17th-century Market House is a notable landmark in Ross-on-Wye and serves as a focal point for local markets and events. The town centre offers a range of independent shops, cafes, restaurants, and traditional pubs.

Ross-on-Wye has a rich history dating back to medieval times, and visitors can explore the town's heritage through its historic buildings and landmarks. The 13th-century St. Mary's Church and the ruins of Wilton Castle are among the notable historical sites in the area.





The property is accessed via a upvc double glazed door with small window to both sides leading into the:

ENTRANCE PORCH
4'3 x 4'7 (1.30m x 1.40m)

Ceiling light, wood laminate flooring, side aspect window, upvc obscure double glazed panel door leading into the:

LOUNGE/DINING ROOM
11'4 x 24'4 (3.45m x 7.42m)

Lounge- Ceiling light, coving, wood laminate flooring, power points, tv point, single radiator.

Dining Room- Single radiator, further ceiling lights, coving, power points, continuation of the wood laminate flooring, rear aspect sliding upvc double glazed patio doors, access into conservatory and kitchen.

KITCHEN
9'10 x 7'2 (3.00m x 2.18m)

Single bowl, single drainer stainless steel sink unit, monobloc mixer tap, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, extractor hood with lighting, four-ring brushed stainless steel gas hob, electric oven beneath, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, ceiling light, rear aspect upvc double glazed window overlooking the rear garden, rear aspect upvc obscure double glazed panel door.

CONSERVATORY
9'3 x 7'5 (2.82m x 2.26m)

Upvc construction with plastic panels to base, polycarbonate roof, sliding patio door leading onto the garden, power.

From the lounge, opening into an inner hallway with power points, under stairs storage cupboard, continuation of the wood laminate flooring, stairs leading to the first floor:

LANDING
Access to roof space, doors into:

BEDROOM ONE
11'1 x 13'11 (3.38m x 4.24m)

Ceiling light with fan, power points, single radiator, front aspect upvc double glazed window overlooking the parking and turning area with views towards the Church spire.

BEDROOM TWO
7'5 x 11'1 (2.26m x 3.38m)

Ceiling light, single radiator, power points, front aspect upvc double glazed window overlooking the parking and turning area with views towards the Church spire.

BEDROOM THREE
11'1 x 10'2 (3.38m x 3.10m)

Ceiling light, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with views towards Chase Woods.

BATHROOM
7'6 x 6'8 (2.29m x 2.03m)

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, vanity cupboard beneath, modern side panel bath, glass shower screen, mains fed shower fitted, conventional head, tile surrounds to bath and basin, chrome heated towel radiator, wood effect flooring, door to airing cupboard housing the gas fired central heating and domestic hot water boiler, ceiling light, rear aspect upvc obscure double glazed window with extractor fan inset.

SINGLE GARAGE & PARKING
Accessed via a single up & over door. Driveway suitable for two/three vehicles.

OUTSIDE
The front garden is laid to gravel with small bushes, outside lighting, access to garage. A gated concrete pathway leads to the right hand side of the property.

The rear garden features a patio area, covered outdoor seating space, outside tap, outside lighting, door providing access from the kitchen, levelled lawn area, raised flower borders with small shrubs and bushes, greenhouse, concrete hard standing with shed over, enclosed by fencing surround.

The property benefits from upvc facias and guttering.

DIRECTIONS

From the Hildersley roundabout, proceed toward Ross town center, taking the first turning left into Alton Road. Continue along, turning right into Waterside, then the first right into Park Walk where the property can be found after a short distance on the right hand side as per our for sale sign.

SERVICES

Mains water, drainage, electricity, gas.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

WATER RATES

Welsh Water

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 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

PROPERTY SURVEY

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





Floor 0



Floor 1

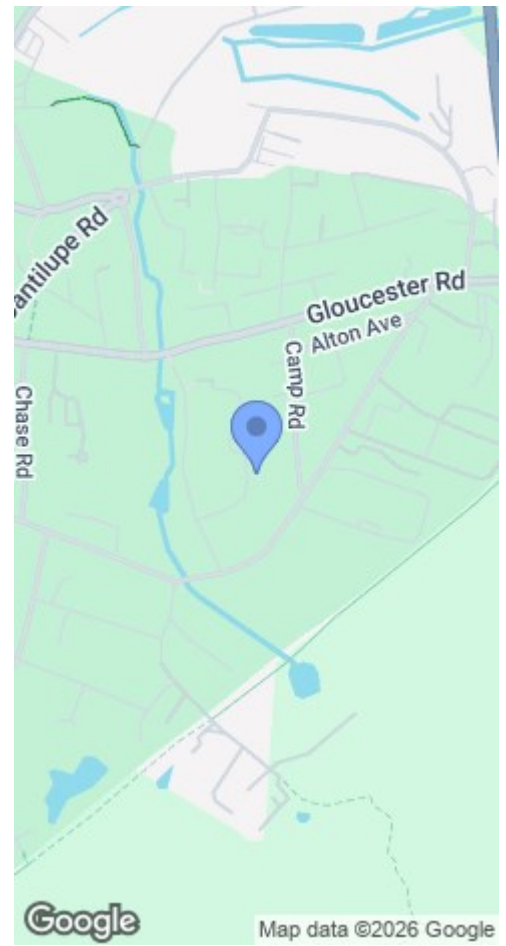


Approximate total area^m
873 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus		82
A	(91-91)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92 plus		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not environmentally friendly - higher CO ₂ emissions			

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.