



Roma Fifth Avenue
Ross-On-Wye HR9 7HP



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £325,000

SPACIOUS THREE BEDROOM DETACHED BUNGALOW in a POPULAR LOCATION with LOVELY ELEVATED VIEWS and 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.





ENTRANCE HALL

Via upvc double glazed door, laminate flooring, single radiator, thermostat control, alarm controls, access to roof space, door to airing cupboard with slatted shelving, housing the Vokera gas fired central heating and domestic hot water boiler, front aspect window

LOUNGE

17'05 x 13'09 (5.31m x 4.19m)

Gas fire, laminate flooring, radiator, wall light fittings, tv point, front aspect window enjoying elevated views over countryside.

KITCHEN/DINER

17'01 x 10'08 (5.21m x 3.25m)

Range of base and wall mounted units, tiled and laminate worktops, tiled splashbacks, single drainer sink unit, mixer tap, built-in double oven, four ring gas hob, extractor fan over, space for under counter washing machine or dishwasher, tiled floor, single radiator, rear aspect window. Glazed wooden door to:

UTILITY ROOM

10' x 8'05 (3.05m x 2.57m)

Tiled floor, plumbing for washing machine, space for further appliance, rear aspect window, door to the garden, personal door to garage. Door to:

WC

4'03 x 3'02 (1.30m x 0.97m)

Toilet, tiled floor, side aspect frosted window.

BEDROOM 1

15' x 11'07 (4.57m x 3.53m)

Double radiator, laminate flooring, rear aspect window.

BEDROOM 2

13'01 x 8'09 (3.99m x 2.67m)

Single radiator, front aspect window enjoying elevated views over countryside.



BEDROOM 3

9'07 x 8'04 (2.92m x 2.54m)

Single radiator, front aspect window enjoying elevated views over countryside.

SHOWER ROOM

8' x 7'07 (2.44m x 2.31m)

Double shower cubicle with glazed screen door, built-in detachable shower system, laminate splashback, WC, vanity wash hand basin with cupboard below, single radiator, chrome heated towel rail, tiled splashbacks, spotlighting, rear aspect frosted window.

OUTSIDE

There is a tarmac and gravelled driveway suitable for parking three vehicles which leads to a:

INTEGRAL GARAGE

16'07 x 10'05 (5.05m x 3.18m)

Via up and over door, power and lighting.

Steps lead up to the front door, lawned area with hedging and fencing surround.

Access to either side of the property leads to the rear garden which has a concrete terraced area, two sets of steps lead up to a crazy paved area offering low maintenance with shrubs and bushes, outside tap, fencing and hedging surround.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: E.

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.

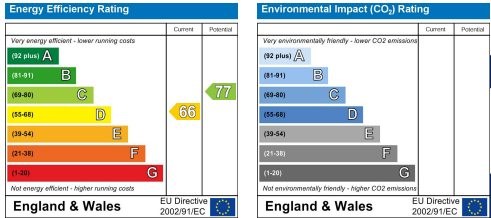
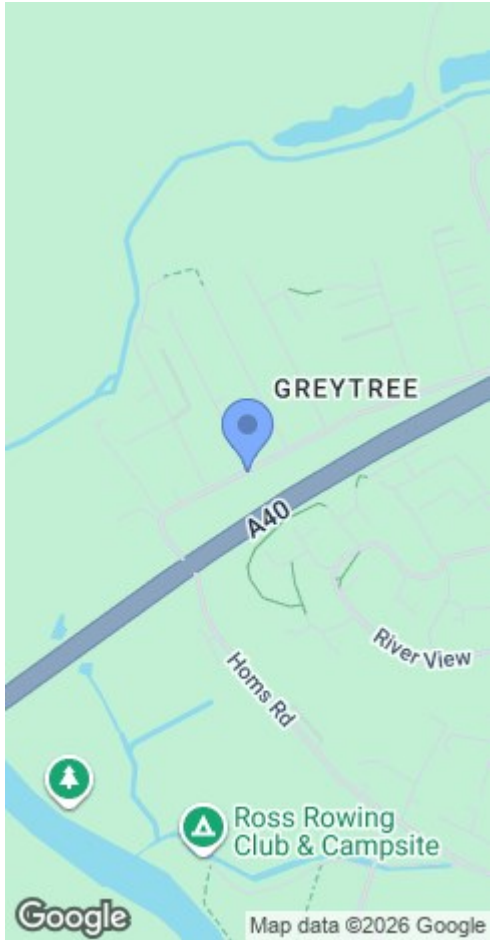
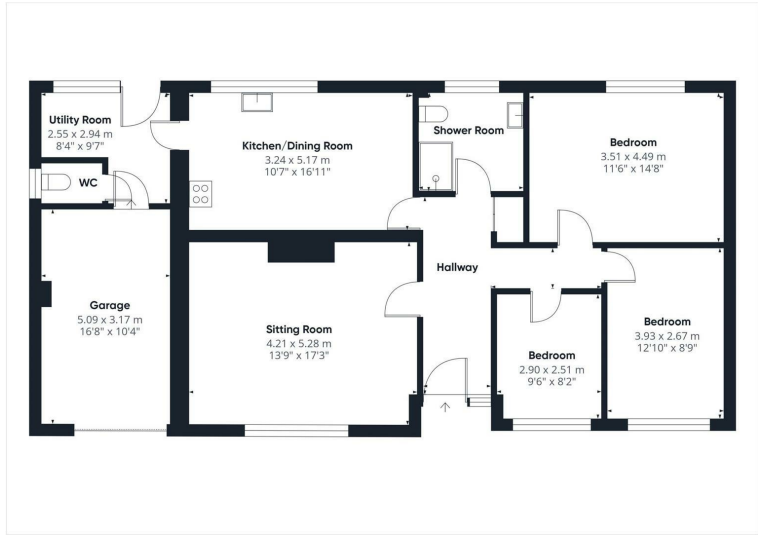
DIRECTIONS

From Junction 4 of the M50, proceed along the bypass and at the roundabout take the second exit. Proceed along here taking the first right hand turn into Three Crosses Road (passing John Kyrle School on your right hand side). Proceed to the end of the road, turning right up the hill and over the motorway bridge, taking the next left onto Greytree. Proceed along this road and turn right into Fifth Avenue. Proceed along here and 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).





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.