



**6 The Pippins**  
**Ross-On-Wye HR9 6BQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## 6 The Pippins

### Ross-On-Wye HR9 6BQ

Guide Price £370,000

**Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW benefitting from FRONT & REAR GARDEN, OFF ROAD PARKING, INTEGRAL GARAGE. The property is OFFERED WITH NO ONWARD CHAIN.**

The property comprises of ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, PRINCIPLE BEDROOM with ENSUITE, TWO FURTHER BEDROOMS, BATHROOM and INTEGRAL SINGLE GARAGE.

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 porch area with decking step leading to the solid timber front door with obscure double glazed panel to left hand side. This leads into the:

### ENTRANCE HALL

Two ceiling lights, coving, power point, single radiator, wooden panel doors giving access into:

### CLOAKROOM

**5'06 x 4'09 (1.68m x 1.45m)**

Coloured suite with close coupled w.c, wall mounted wash hand basin, tiled splashback, electrical consumer unit, single radiator, front aspect upvc obscure double glazed window.

### KITCHEN

**11'01 x 8'07 (3.38m x 2.62m)**

Single bowl single drainer stainless steel sink unit with tap over, rolled edge worktops, tiled surrounds, range of base and wall mounted units, four-ring gas hob with electric fan assisted oven, separate top oven, filter hood, space for dishwasher, space for fridge, wall mounted gas fired central heating and domestic hot water boiler, timer controls, directional ceiling spots, single radiator, tiled flooring, rear aspect upvc double glazed window overlooking the rear garden, rear aspect double glazed panel door leading onto the rear garden.

### DINING ROOM

**10'02 x 8'08 (3.10m x 2.64m)**

Ceiling light, coving, single radiator, telephone point, power points, pair of sliding doors giving access into the lounge, rear aspect upvc double glazed window overlooking the rear garden.

### LOUNGE

**15'01 x 10'05 (4.60m x 3.18m)**

Two ceiling lights, coving, open fireplace of brick and stone construction with wooden mantle over, dimmer switches, central heating thermostat control, single radiator, double radiator, power points, tv point, pair of rear aspect upvc double glazed panel doors giving access onto the patio and rear garden.





## INNER HALLWAY

Ceiling light, mains wired smoke alarm system, access to roof space, power point, airing cupboard housing the hot water cylinder with slatted shelving space, wooden panel doors giving access into:

## BEDROOM ONE

**12'11 x 10'07 (3.94m x 3.23m)**

Ceiling light, single radiator, power points, built-in double wardrobe with bifold doors, hanging rail and shelving space, telephone point, front aspect upvc double glazed window overlooking the front garden, wooden panel door giving access into:

## ENSUITE

**6'08 x 4'07 (2.03m x 1.40m)**

Coloured suite with close coupled w.c, pedestal wash hand basin, corner shower, tiled surrounds, shaver light, shaver point, electric shower fitted single radiator, wall mounted electric heater, ceiling light, side aspect obscure double glazed window.

## BEDROOM TWO

**9'11 x 8'10 (3.02m x 2.69m)**

Ceiling light, single radiator, power points, built-in double wardrobe with bifold doors, hanging rail and shelving space, front aspect upvc double glazed window overlooking the front garden.

## BEDROOM THREE

**8'08 x 6'10 (2.64m x 2.08m)**

Ceiling light, single radiator, power points, telephone point, built-in single wardrobe with bifold door, hanging rail and shelving, side aspect upvc double glazed window overlooking the driveway and front garden.

## BATHROOM

**6'07 x 5'06 (2.01m x 1.68m)**

Coloured suite with modern side panel bath, tiled surrounds, mixer shower tap fitted over, pedestal wash hand basin, monobloc mixer tap over, close coupled w.c, single radiator, shaver light and point, extractor fan, ceiling light, fully tiled walls.

From the inner hallway, access leads to a further small hallway with access to roof space, ceiling light, door into:

## INTEGRAL SINGLE GARAGE & PARKING

18'05 x 8'06 (5.61m x 2.59m)

A shared driveway provides access to parking for two vehicles and leads to the integral single garage with lighting, access to roof space, power points, plumbing for automatic washing machine, front aspect electric roller shutter door.

## OUTSIDE

To the front of the property is a lawned garden, bordered by mature shrubs, flower beds, and bushes, with the benefit of outside lighting.

Gated access to the left-hand side of the property leads to a discreet storage area housing the LPG tank, while a wrought iron gate on the right-hand side opens into the rear garden.

The rear garden features a paved patio seating area, perfect for entertaining. A dwarf wall separates this from a spacious, level lawn enclosed by fencing, mature shrubs, and bushes. The garden also benefits from outside lighting and a water tap.

## DIRECTIONS

From the Wilton roundabout in Ross-on-Wye, take the turning onto The Pippins, turning left where the property can be found after a short distance on the right hand side.

## SERVICES

Mains water, electricity, drainage. LPG

## 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.

## LOCAL AUTHORITY

Council Tax Band: E

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.





## WATER RATES

Welsh Water- Rate TBC

## TENURE

Freehold

## VIEWING

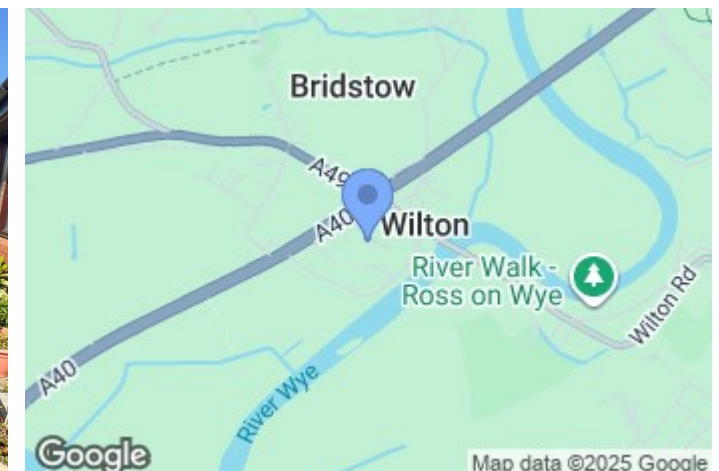
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors 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)

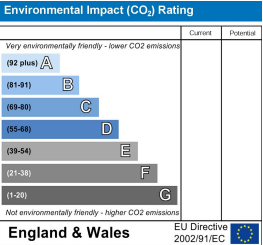
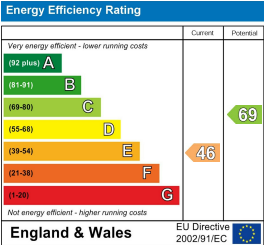


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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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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