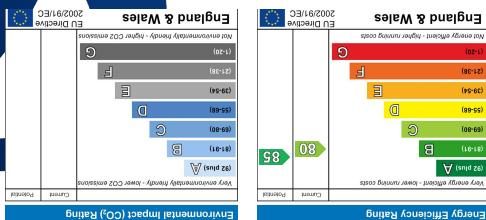


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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars to complete accuracy but 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 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.



**2 Eastview Gardens**  
Bromsash, Ross-On-Wye HR9 7WY

 **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Guide Price £349,950

CONSTRUCTED IN 2021 is this THREE BEDROOM SEMI-DETACHED HOUSE enjoying the MOST GLORIOUS PANORAMIC COUNTRYSIDE VIEWS situated within the VILLAGE OF BROMSASH, CLOSE ACCESS TO ROSS-ON-WYE and THE M50, MASTER EN-SUITE, LARGE CAR PORT, OFF ROAD PARKING AREA with SOLAR PANELS, OVER FIVE YEARS NHBC GUARANTEE REMAINING.

Bromsash is located between the market towns of Newent (6 1/2 miles approximately) and Ross-on-Wye (4 miles approximately). Both towns offer a good range of shops, supermarkets, schooling, churches of various denominations, health centre, sports and community centres and libraries.

For the commuter, access to the motorway network can be made via junction 3 of the M50 (3 miles distant) for onward connection to the M5, linking up the Midlands and the North, Wales and the South.



Enter the property via double glazed front door into:

## ENTRANCE HALL

Engineered Oak flooring, stairs leading off, door to under stairs storage cupboard with heating manifolds, thermostat control.

## CLOAKROOM

6'08 x 3'6 (2.03m x 1.07m)

WC, wash hand basin with mixer tap, cupboard below, extractor fan, consumer unit, front aspect frosted window.

## LOUNGE

17'0 x 10'4 (5.18m x 3.15m)

Engineered Oak flooring, under floor heating, TV and network points, rear aspect bi-folding doors to patio and gardens, enjoying lovely views towards Linton Ridge, The Malverns and May Hill. Opening through to:

## KITCHEN / DINING ROOM

13'8 x 10'5 (4.17m x 3.18m)

Fitted Shaker style kitchen with a range of base and wall mounted units with wooden worktops and splashbacks. Integrated appliances to include dishwasher, washing machine, fridge and freezer, four ring hob with stainless steel splashback and extractor fan over, double oven, EHC electric boiler supplying the hot water and central heating, inset spotighting, side and rear aspect windows.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

## LANDING

Access to roof space, door to airing cupboard housing the hot water tank with slatted shelving and storage space.

## BEDROOM 1

13'5 x 9'2 (4.09m x 2.79m)

Single radiator, front aspect window offering views over the surrounding fields and countryside.

## EN-SUITE

6'6 x 5'5 (1.98m x 1.65m)

Corner shower cubicle with inset overhead shower system, WC, vanity wash hand basin with mixer tap, cupboard below, tiled floor and walls, chrome heated towel rail, shaver point, extractor fan, spotighting, front aspect Velux roof light.

## BEDROOM 2

9'9 x 8'6 (2.97m x 2.59m)

Single radiator, rear aspect window offering stunning views over Linton Ridge towards The Malverns and May Hill.

## BEDROOM 3

8'4 x 6'8 (2.54m x 2.03m)

Single radiator, rear aspect window with views towards Linton Ridge, The Malverns and May Hill.

## BATHROOM

6'0 x 5'9 (1.83m x 1.75m)

Suite comprising panelled bath with mixer tap, separate overhead shower system, vanity wash hand basin, WC unit with built-in cupboards and mixer tap, tiled splashbacks, inset spotighting, extractor fan, shaver point, tiled flooring, side aspect frosted window.

## OUTSIDE

To the front of the property, there is an impressive pillared entrance to the pair of semi-detached houses, via tarmac apron to gravelled turning area and allocated parking for several vehicles.

## DETACHED OAK FRAMED CAR PORT

15'0 x 15'0 (4.57m x 4.57m)

Solar panels to the roof, outside light, block paved parking area.

A pedestrian gated access leads to the rear gardens which have been landscaped to comprise slabbed patio area, outside lighting, power points, metal shed. The generous gardens are mainly laid to lawn and enclosed by closeboard fencing and post and rail fencing, opening onto fields and countryside, enjoying stunning panoramic views. The gardens measure approximately 70' in length.

## SERVICES

Mains water and electricity, septic tank, electric heating.

## 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

Approaching from Gloucester, proceed along the A40, through the villages of Huntley and Lea. On leaving Lea, take the first turning on the right, signposted Bromsash and Upton Bishop. Continue into the village of Bromsash, where the property can be located on the right hand side.

W3W - community.reservoir.begun

## 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.