

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.

Energy Efficiency Rating	
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New energy efficient - higher running costs	
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Guide Price £335,000

A MODERN TWO / THREE BEDROOM DETACHED BUNGALOW with EN-SUITE TO MASTER BEDROOM, VERSATILE ACCOMMODATION, LARGE GARAGE, OFF ROAD PARKING, LANDSCAPED GARDENS, QUIET CUL-DE-SAC LOCATION and offered with NO ONWARD CHAIN.

The picturesque market town of Ross-on-Wye is situated in the heart of the beautiful Herefordshire countryside, overlooking the River Wye and surrounded by stunning scenery. Renowned for its historic charm, attractive architecture and vibrant town centre, Ross-on-Wye offers an excellent range of amenities, including independent shops, supermarkets, cafés, restaurants, traditional pubs and leisure facilities. The town also benefits from well-regarded primary and secondary schools, healthcare facilities and a thriving local community.

For those who enjoy the outdoors, the nearby Wye Valley Area of Outstanding Natural Beauty offers wonderful opportunities for walking, cycling and exploring the surrounding countryside.

Excellent transport links are provided by the nearby A40 and M50 motorway, offering convenient access to Gloucester, Hereford, Cheltenham and beyond.

Combining the charm of traditional market town living with modern conveniences, Ross-on-Wye is a highly desirable place to call home.



ENTRANCE HALL

Accessed via double glazed composite door, access to roof space, door to utility cupboard with plumbing for washing machine, worktop and space for tumble dryer over, boiler cupboard housing the Ideal Logic gas fired combination central heating and domestic hot water boiler with storage space, double radiator, thermostat control.

LOUNGE

15'4 x 11'2 into bay window (4.67m x 3.40m into bay window) Telephone and network points, two double radiators, front aspect bay window with fitted shutters.

KITCHEN / DINER

15'04 x 8'8 (4.67m x 2.64m) Range of base and wall mounted units, laminated worktops, splashbacks, one and a half bowl stainless steel sink unit, mixer tap, integrated appliances to include integrated dishwasher, Bosch double oven, four ring hob, extractor fan over, integrated fridge / freezer, USB power points, under unit lighting, double radiator, front aspect bay window with fitted shutters.

BEDROOM 2 / SITTING ROOM

11'8 x 9'8 (3.56m x 2.95m) Double radiator, rear aspect double opening French doors with fitted blinds to the patio and garden.

BEDROOM 1

11'8 x 9'5 (3.56m x 2.87m) Built-in mirrored triple wardrobe, double radiator, TV point, rear aspect window with fitted blinds. Door to:

EN-SUITE SHOWER ROOM

8' x 3'9 (2.44m x 1.14m) Double shower cubicle with sliding screen, overhead detachable shower system, wash hand basin, mixer tap, WC, single radiator, inset spotlighting, shaver point, extractor fan.

BEDROOM 3

8' x 7' (2.44m x 2.13m) Single radiator, side aspect window with fitted blinds.

FAMILY BATHROOM

7' x 5'7 (2.13m x 1.70m) Panelled bath with mixer tap and shower attachment, WC, wash hand basin with mixer tap, single radiator, tiled splashbacks, extractor fan, inset spotlighting, side aspect frosted window.

OUTSIDE

The front of the property there is a lawned area enclosed by Hornbeam hedging, patio, path and steps with handrail lead to the front door with a canopy over. A tarmac driveway, providing OFF ROAD PARKING FOR TWO / THREE VEHICLES, leads to:

SINGLE GARAGE

20'9 x 10'8 (6.32m x 3.25m) Accessed via up and over door, power and lighting, UPVC double glazed door to the side.

From the driveway, gated access leads to the rear garden which has slabbed steps to a patio seating area, gravelled area with feature pergola seating area enclosed by well stocked sleeper beds, an array of flowers, shrubs and bushes. Steps lead to a lawned area with flower beds, outside tap, outside lighting, all enclosed by wooden panelled fencing.

SERVICES

Mains water, drainage, electricity and gas.

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 advised.

LOCAL AUTHORITY

Council Tax Band: D 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 the Ross Labels roundabout, take the first exit on the A40 towards Ross-on-Wye. Proceed along this road, taking the second left into Starling Road and then left onto Swallow Road. Proceed along here, taking the first right into Dragoon Road. Continue along here where the property will be found on your right hand side 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

