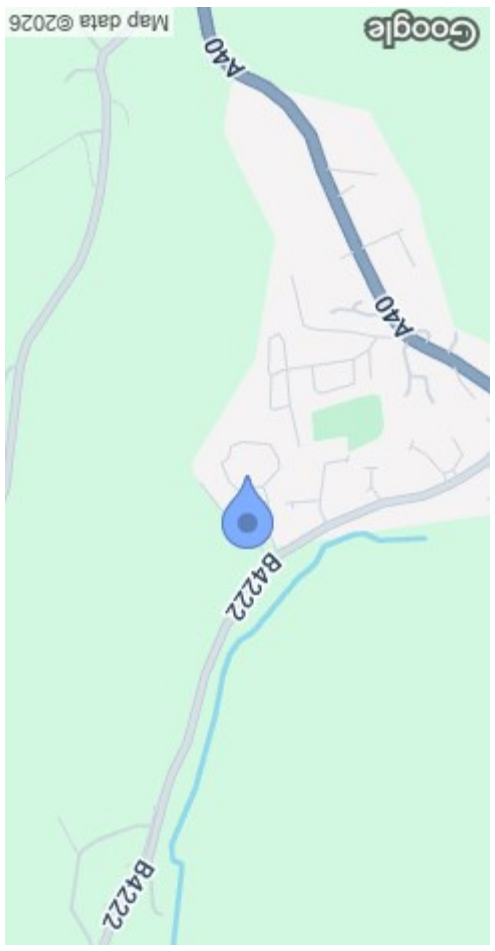
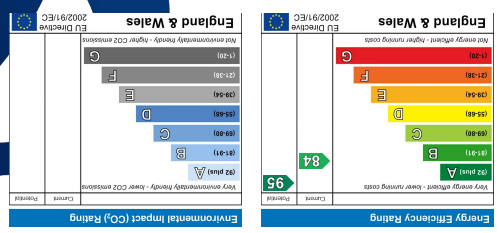
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Approximate total area(1)
828 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





22 Willow Walk
Ross-On-Wye HR9 7WE

STEVE GOOCH
ESTATE AGENTS | EST 1985

£300,000

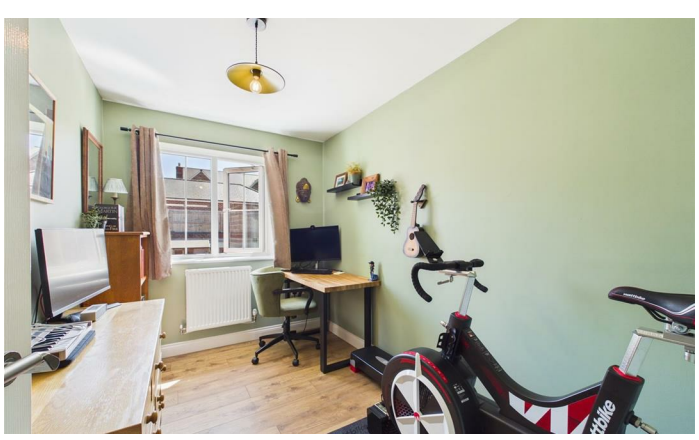
Steve Gooch Estate Agents are delighted to offer for sale this THREE-BEDROOM SEMI-DETACHED HOME, benefitting from the REMAINDER OF THE NHBC GUARANTEE, OFF-ROAD PARKING and an ENCLOSED REAR GARDEN, making it an ideal choice for FIRST-TIME BUYERS or those looking for a MODERN, LOW-MAINTENANCE HOME

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.



Accessed via canopy style porch into:

ENTRANCE HALL
Single radiator, wood effect flooring, power points, door to under stairs storage cupboard, door to:

KITCHEN / DINING ROOM
10'3" x 11'7" (3.12m x 3.53m)
One and a half bowl single drainer sink unit with mixer tap over, solid wood block worktops, range of base and wall mounted units, tiled surround, brushed stainless steel four ring gas hob with electric oven below, integrated fridge / freezer, integrated dishwasher and washing machine, tiled floor, single radiator, power point, TV point, front aspect UPVC double glazed window.

CLOAKROOM
White suite with close coupled WC, pedestal wash hand basin, with monobloc mixer tap over, tiledspackback, tiled flooring, wall mounted radiator, extractor fan, side aspect UPVC double glazed georgian bar window.

LOUNGE
17'10" x 11'7" (5.44m x 3.53m)
Two single radiators, power point, TV point,wood effect flooring, rear aspect UPVC georgian bar double glazed window, set of UPVC georgian bar French doors to rear garden.

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

LANDING
Wood effect flooring, access to roof space, door to storage cupboard housing gas fired central heating ad domestic hot water boiler, door to:

BEDROOM ONE
10'9" x 9'0" (3.28m x 2.74m)
Wood effect flooring, built-in double wardrobe with hanging rail and shelving, power points, TV point, front aspect UPVC georgian bar double glazed window, door to:

EN SUITE
5'2" x 7'1" (1.57m x 2.16m)
White suite with close coupled WC, pedestal wash hand basin, shower cubicle with shower fitted, extractor fan, over stairs storage space, chrome heated towel radiator, front aspect UPVC georgian bar double glazed window.

BEDROOM TWO
10'2" x 8'3" (3.10m x 2.51m)
Wood effect flooring, single radiator, power points, rear aspect georgian bar double glazed window.

BEDROOM THREE
7'0" x 10'7" (2.13m x 3.23m)
Wood effect flooring, single radiator, power points, TV point, rear aspect georgian bar double glazed window.

FAMILY BATHROOM
5'11" x 6'4" (1.80m x 1.93m)
White suite comprising modern side paneled bath with mixer tap over and shower fitted, shower screen, close coupled WC, pedestal wash hand basin, monobloc mixer tap, tiled splashback, chrome heated towel radiator, tiled floor, extractor fan, side aspect UPVC georgian bar double glazed window.

OUTSIDE
To the rear, the garden features a paved patio and seating area with outside lighting, with steps leading up to a raised lawn. A gravelled pathway provides access to a further seating and lawned area, vegetable plot and garden shed positioned to the rear. The garden is enclosed by a combination of fencing and walling, with gated access to the left-hand side of the property. An outside tap and additional lighting are also provided, with the front garden laid to gravel.

SERVICES
Mains electric, water and drainage. LPG Heating.

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)

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.

LOCAL AUTHORITY
Council Tax Band:
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Mitcheldean town centre, proceed along the B4224 towards Lea. On reaching the A40, turn left towards Ross-on-Wye and continue into the village. At the crossroads, turn right signposted Newent and Aston Ingham, then take the fifth turning on the right into Willow Walk. Follow the road around to the left, where No. 22 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).