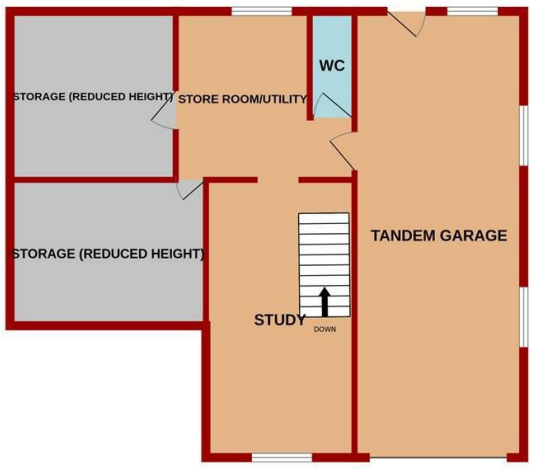
STEVE GOOCH
ESTATE AGENTS | EST 1985

16 Ivy House Estate
Gorsley, Ross-On-Wye HR9 7SN

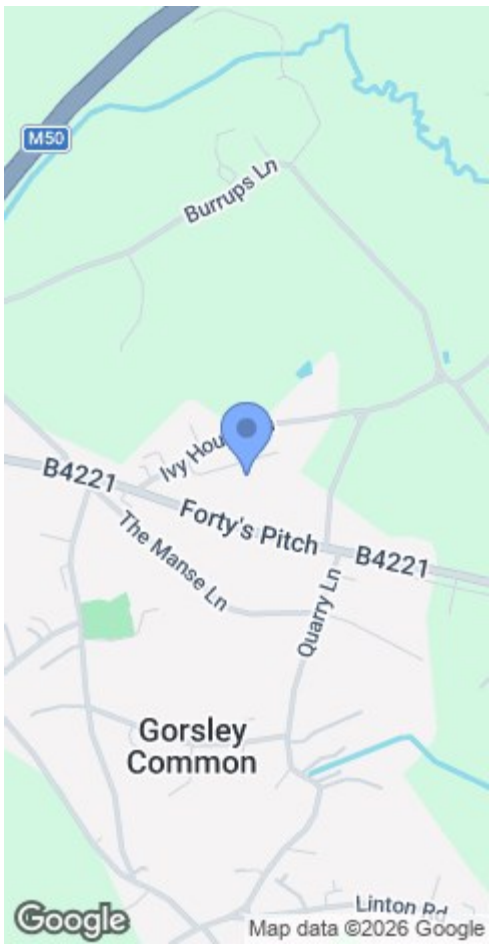


BASEMENT

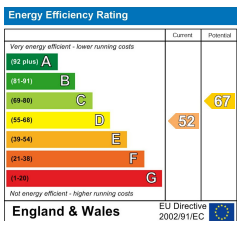


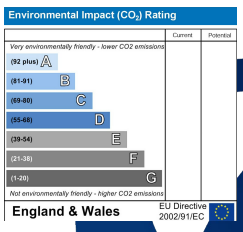
GROUND FLOOR





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Guide Price £420,000

A DECEPTIVELY SPACIOUS and EXTENDED THREE BEDROOM DETACHED SPLIT LEVEL BUNGALOW with FLEXIBLE ACCOMMODATION to include LARGE BASEMENT, TANDEM DOUBLE GARAGE, LOVELY MATURE REAR GARDENS measuring approx 62' x 42' with OUTLOOK ONTO WOODLAND, all being offered with NO ONWARD CHAIN.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.















Entrance via part glazed double glazed door into:

ENTRANCE PORCH
17'4 x 3'7 (5.28m x 1.09m)
Power and lighting. Accessed via fully glazed double glazed door into:

ENTRANCE HALL
8'11 x 7'6 (2.72m x 2.29m)
Double radiator, access to insulated roof space (part boarded with light) via loft ladder.

LOUNGE / DINER
18'9 x 10'11 (5.72m x 3.33m)
Two double radiators, rear aspect window with a lovely private outlook over the gardens onto mature woodland beyond. Double glazed sliding patio doors through to the rear.

KITCHEN / BREAKFAST ROOM
12'7 x 12'0 (3.84m x 3.66m)
One and a half bowl single drainer sink unit with mixer tap, cupboard under, range of base and wall mounted units, integrated electric double oven with four ring hob over, cooker hood above, fitted washing machine, fridge and freezer, double radiator, front aspect window. Half glazed door through to:

UTILITY
13'10 x 4'6 (4.22m x 1.37m)
Two side aspect windows, doors to the front and rear.

BEDROOM 1
18'2 x 9'8 (5.54m x 2.95m)
Two radiators, front and side aspect windows with the side aspect having views towards The Malverns. Stairs to the basement.

BEDROOM 2
13'0 x 9'9 (3.96m x 2.97m)
Double radiator, built-in double cupboard with shelving, side aspect window.

BEDROOM 3
10'11 x 7'1 (3.33m x 2.16m)
Single radiator, rear aspect window with a lovely outlook over mature gardens and onto mature woodland.

SHOWER ROOM
Fitted open shower cubicle and tray, shower, electric shower, panelled surround, pedestal wash hand basin with tiled splashback, heated towel rail, front aspect frosted window.

CLOAKROOM
Close coupled WC, single radiator, front aspect frosted window.

STAIRWAY FROM BEDROOM 1 LEADS TO:

BASEMENT

LARGE STUDY / WORKROOM
17'7 x 9'9 (5.36m x 2.97m)
Double radiator, large front aspect window. Archway to:

UTILITY AREA
12'2 x 10'11 overall inc wc and cupboards (3.71m x 3.33m overall inc wc and cupboards)
Single radiator, built-in wardrobe cupboard with hanging rail, two large under floor storage areas, oil-fired central heating and domestic hot water boiler, rear aspect window. Half glazed door through to the garage. Door to:

CLOAKROOM
Close coupled WC, wash hand basin.

DETACHED DOUBLE TANDEM GARAGE
29'11 x 11'2 (9.12m x 3.40m)
Accessed to the front via up and over door, power and lighting, side and rear aspect windows, half glazed door to the outside.

OUTSIDE
A block paved driveway, suitable for the parking of three to four vehicles, leads through to the GARAGE. To the front, there are steps up to the front door with lawned area, various flowered borders, shrubs, bushes, trees etc., outside lighting. A gated side access leads through to a good sized private rear garden with a paved patio area, good sized lawned areas, flower beds and borders with mature shrubs, bushes and trees, outside lighting, mature hedging, fencing surround with a private outlook onto mature woodland. The rear garden measures approximately 62' x 42'.

SERVICES
Mains water, drainage and electricity. Oil-fired central 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: F
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 Newent, take the B4215 towards Ross-on-Wye. Upon entering the village of Gorsley, turn right opposite the Road Maker Public House into Ivy House Lane. Take the first right into Ivy House Estate, where the property can be located on the left 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).