

27 Alton Road
Ross On Wye HR9 5ND

STEVE GOOCH
ESTATE AGENTS | EST 1985

27 Alton Road

Ross On Wye HR9 5ND

£400,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, boasting VERSATILE AND WELL-PROPORTIONED ACCOMMODATION throughout, with flexible living arrangements IDEAL FOR GROWING FAMILIES, MULTI-GENERATIONAL LIVING OR GUEST ACCOMMODATION. Externally, the property further benefits from an INTEGRAL GARAGE, OFF-ROAD PARKING FOR UP TO FOUR VEHICLES and an ENCLOSED REAR GARDEN.

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.



Canopy style entrance porch over a wood grain effect weathershield metal front door with obscure glazed panels gives access to:

ENTRANCE HALL

Ceiling light, exposed timber skirting boards, obscure glazed panel door gives access to:

LOUNGE

15'5" x 14'1" (4.70m x 4.29m)

Feature fireplace with inset wood burning stove and wooden mantel above, alcoves to either side of the fireplace, inset ceiling spot-lighting, double radiator, powerpoints, TV point, telephone point, exposed timber skirting boards, door to under stairs storage cupboard, front aspect uPVC double glazed window overlooking the driveway and parking.

An opening leads through to:

DINING ROOM

13'0 x 8'11" (3.96m x 2.72m)

Stairs leading to the first floor, two ceiling lights, under stairs storage area, double radiator, powerpoints, exposed timber skirting boards, oak flooring.

Opening through to:

KITCHEN

9'8" x 12'8" (2.95m x 3.86m)

Comprising of single drainer stainless steel sink unit with mixer tap over, range of base and wall mounted units, marble/granite worktops with matching upstands and window ledge, inset ceiling spot-lighting, space for Rangemaster style cooker with extractor hood over, tiled surrounds, integrated dishwasher, space for America style fridge/freezer, powerpoints, under cupboard lighting, vertical radiator, tiled flooring, exposed timber skirting boards, rear aspect uPVC triple glazed window.

Glazed panel door gives access to:

UTILITY

Single bowl single drainer stainless steel sink unit with mixer tap, base cupboards, tiled surround, plumbing for washing machine and tumble dryer stack, single radiator, exposed timber skirting boards, tiled flooring, rear aspect uPVC double glazed panel door opening out into the rear garden, front aspect obscure uPVC double glazed panel door opening out onto the front garden.

A wooden panelled door gives access to:













CLOAKROOM

Close coupled WC with Sani-Flow style system, inset spot-lighting, front aspect uPVC obscure double glazed window, obscure glazed panel door giving access into:

GARAGE

19'3" x 7'9" (5.87m x 2.36m)

Accessed via up and over roller shutter door, power, lighting, gas fired central heating and domestic hot water boiler, wall mounted kitchen units.

From the dining room a sliding double glazed panel door gives access into:

CONSERVATORY

11'3" x 9'6" (3.43m x 2.90m)

UPVC construction to all sides, glazed windows to all sides, glass roof, ceiling light and fan, double radiator, power points, oak flooring, views over the garden.

From the dining room a glazed panel door gives access to:

BEDROOM FOUR

13'7" x 9'2" (4.14m x 2.79m)

Inset ceiling spot-lighting, powerpoints, TV point, exposed timber skirting boards, double radiator, side aspect uPVC double glazed obscure window, rear aspect double glazed French doors opening out onto the rear garden with views over the garden.

Solid timber door gives access to:

EN-SUITE

5'1" x 9'3" (1.55m x 2.82m)

Walk-in shower cubicle with mains fed shower over, extractor fan, tiled walls, concealed system WC, vanity wash hand basin with mixer tap and cupboard below, mirror, shaver point, heated towel rail radiator, non slip safety flooring.

From the dining room, stairs lead to the first floor:

LANDING

Access to roof space, wooden panelled door gives access to a storage cupboard with lighting, single radiator, powerpoint, doors leading off to bedrooms.

BEDROOM ONE

10'5" x 12'5" (3.18m x 3.78m)

Range of built-in bedroom furniture including three double wardrobes with shelving and hanging rails, single wardrobe, ceiling light, powerpoints, single radiator, front aspect uPVC double glazed window overlooking the front driveway and parking area.

BEDROOM TWO

10'0" x 9'5" (3.05m x 2.87m)

Ceiling light, vanity wash hand basin with mixer tap and tiled surround, single radiator, powerpoints, front aspect uPVC double glazed window.

BEDROOM THREE
13'5" x 7'9" (4.09m x 2.36m)
Ceiling light, powerpoints, single radiator, door to storage cupboard providing hanging rail and shelving, rear aspect uPVC double glazed window overlooking the rear garden.

BATHROOM
10'0" x 9'5" (3.05m x 2.87m)
White suite comprising of corner bath with mixer tap and shower attachment, walk-in showever cubicle with curved screen, mains fed shower, concealed system WC, his and hers sink units with marble quartz sideboard and vanity cupboards beneath, his and hers mirrors, shaving point, inset ceiling spot-lighting, extractor fan, chrome heated towel radiator, half tiled walls, tiled flooring, two rear aspect uPVC obscure double glazed windows.

OUTSIDE
To the rear of the property, there are several attractive outdoor seating areas, including a paved patio, a feature arch with climbing plants, and a further patio and seating area. The garden also benefits from a greenhouse, composting area, wooden storage shed and a pergola with a decked seating area, beautifully complemented by a large established grapevine draped overhead.

Accessed from the ground floor bedroom is an additional garden area, benefiting from outside lighting, power points and gated side access, together with ample storage space. An outside tap and further lighting are also provided.

To the front of the property, bi-folding gates open onto a block-paved driveway providing off-road parking for up to four vehicles. Further benefits include outside lighting and external power points.

SERVICES
Mains water, electric, gas and drainage.

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 - TBC.

LOCAL AUTHORITY
Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford HR4 0LE.









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)

TENURE

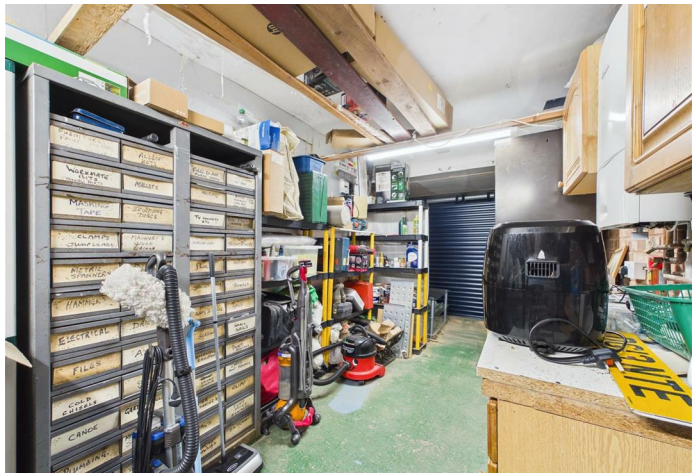
Freehold.

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

Head along the A40 towards Ross-On-Wye, upon reaching the Hildersley roundabout turn left onto Gloucester Road, take the first turning left onto Alton Road, before reaching the turning for Waterside Road where the property can be found immediately on your right hand side after this turning.









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.

