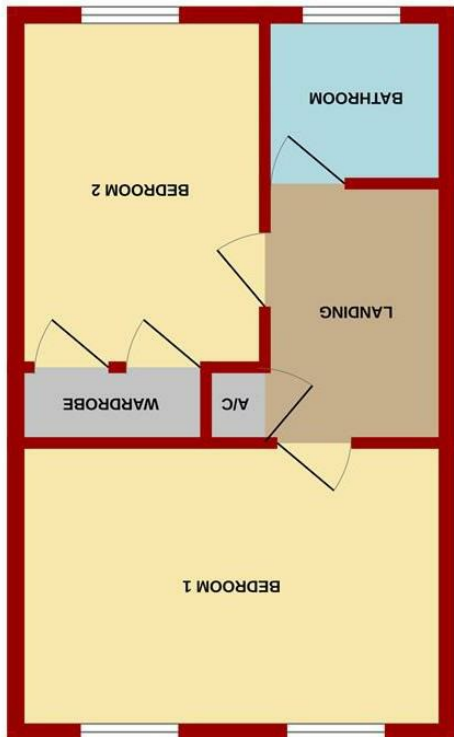
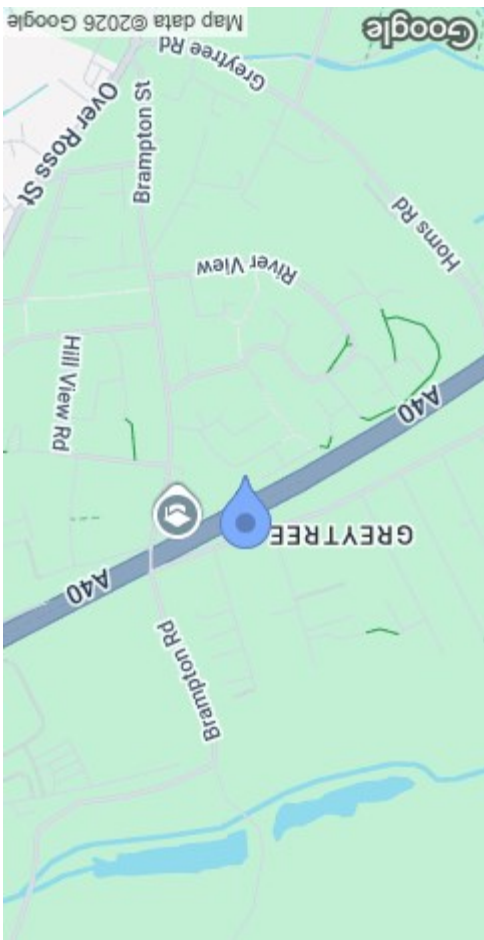


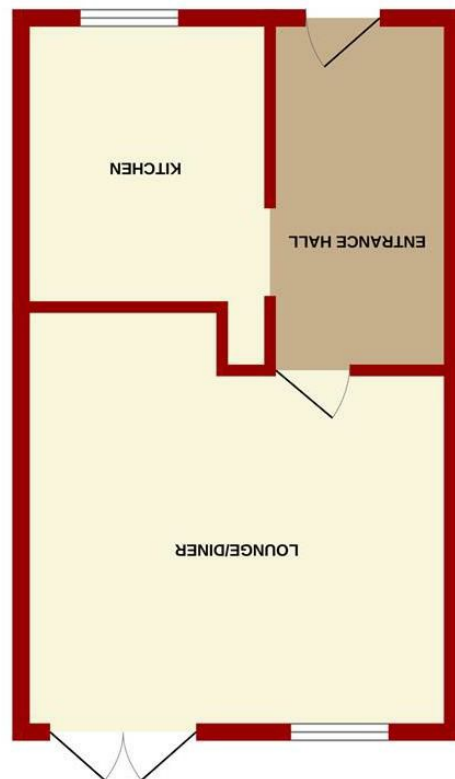


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-55</td></tr> <tr><td>C</td><td>56-63</td></tr> <tr><td>D</td><td>64-68</td></tr> <tr><td>E</td><td>69-72</td></tr> <tr><td>F</td><td>73-77</td></tr> <tr><td>G</td><td>78-82</td></tr> </table>	A	39-47	B	48-55	C	56-63	D	64-68	E	69-72	F	73-77	G	78-82	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR

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



88 Verschoyle Gardens
 Ross-On-Wye HR9 7HQ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £220,000

A SUPERBLY MAINTAINED and SPACIOUS TWO BEDROOM SEMI-DETACHED HOUSE with OFF ROAD PARKING TO THE FRONT, PLEASANT GARDENS with GARDEN STUDIO / HOME OFFICE, MODERN FITTED KITCHEN and BATHROOM, IN GOOD DECORATIVE ORDER THROUGHOUT.

The busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.



Enter the property via UPVC double glazed front door into:

ENTRANCE HALL

Double radiator, stairs leading off, open under stairs storage area, thermostat control, glazed wooden door into:

LOUNGE / DINER

14'7 x 14'4 (4.45m x 4.37m)

Two double radiators, TV point, rear aspect window, double opening French doors to patio and gardens.

KITCHEN

9'8 x 8'5 (2.95m x 2.57m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer sink unit with mixer tap, integrated appliances to include fridge / freezer, oven with four ring halogen hob and extractor fan over, integrated dishwasher and washing machine, built-in wine rack, front aspect window.

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

LANDING

Access to roof space, door to airing cupboard housing the Worcester gas-fired combi boiler.

BEDROOM 1

14'8 x 9'8 (4.47m x 2.95m)

Large wardrobe unit with sliding doors, double radiator, coving, two rear aspect windows enjoying far reaching elevated views.

BEDROOM 2

11'7 x 8'4 (3.53m x 2.54m)

Louvre doors to double wardrobe, single radiator, TV point, front aspect window with a pleasant outlook.

BATHROOM

6'0 x 5'8 (1.83m x 1.73m)

Modern suite comprising wood panelled bath with Mira Discovery built-in shower system over, pedestal wash hand basin, WC, heated towel rail, fully tiled walls, front aspect frosted window.

OUTSIDE

To the front of the property, wrought iron gated access leads to the driveway, suitable for the parking of two / three vehicles, with pedestrian side access to the back garden, bin storage area, outside tap. The back garden comprises of patio seating area with patio pathway leading to the rear where there are lawns, gravelled borders, raised decked area housing:

WOODEN BUILT GARDEN STUDIO / HOME OFFICE

12'9 x 9'7 (3.89m x 2.92m)

Accessed to the front via double opening French doors, fully panelled internally, power and lighting, front and side aspect double glazed windows.

The gardens are enclosed by modern wood panel fencing with concrete posts and offer a pleasant elevated outlook.

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

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 Travellers Rest roundabout, continue along the A449 in the direction of Ross-on-Wye. At the next roundabout take the 2nd exit onto Ledbury Road/B4234, proceed along here taking the first right onto Three Crosses Road. Continue along, passing John Kyrle High School on your right hand side, all the way to the junction with Brampton Road. Turn right and then take the second left into Verschoyle Gardens. Follow the road round to the end where the property can be found on the right hand side marked by our 'For Sale' board.

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.