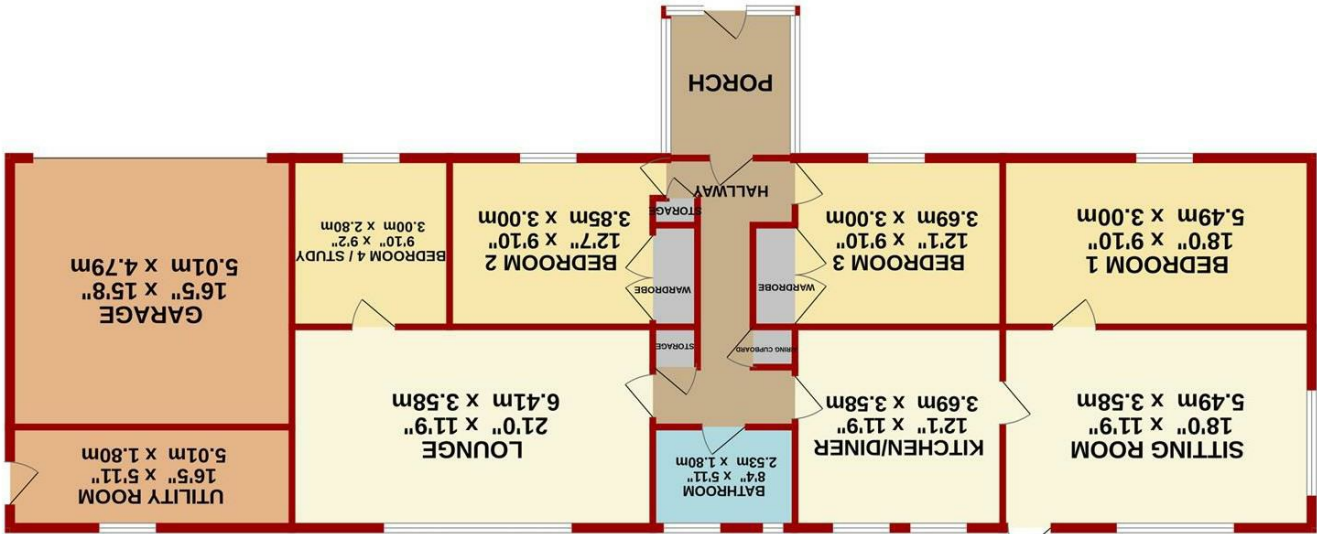
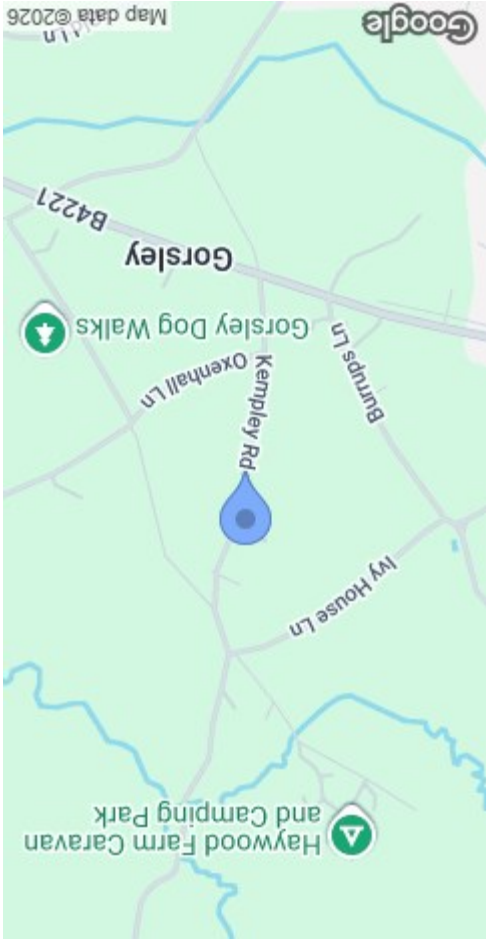


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Future	Current	Future
New energy efficient - low running costs		Very low energy efficient - low CO ₂ emissions	
A (91-100)		A (92-100)	
B (81-90)		B (81-90)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not energy efficient - high running costs		Not environmentally friendly - high CO ₂ emissions	
C (69-80)		C (69-80)	



GROUND FLOOR
1703 sq.ft. (158.2 sq.m.) approx.

TOTAL FLOOR AREA: 1703 sq.ft. (158.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Stonewold Kempley Road
Gorsley, Ross-On-Wye HR9 7EF

Guide Price £425,000

STONEWOLD is a SPACIOUS THREE / FOUR BEDROOM DETACHED BUNGALOW, requiring MODERNISATION, sat CENTRALLY within a LARGE HALF AN ACRE PLOT, in a LOVELY SEMI-RURAL VILLAGE LOCATION, 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.



Enter the property via UPVC double glazed front door through to the:

ENTRANCE PORCH
8'8 x 7'6 (2.64m x 2.29m)
With side aspect windows, double glazed roof and a tiled floor. Through further double glazed UPVC front door leads into:

ENTRANCE HALLWAY
With parquet flooring, single radiator, thermostat control access to roof space, door to two storage cupboards, door to airing cupboard with the Worcester LPG boiler, slatted shelving, storage space and a single radiator.

LOUNGE
21'0 x 11'9 (6.40m x 3.58m)
With panel heaters, Bradstone faux fireplace housing electric fire and a large rear aspect picture window overlooking the gardens. Door leads into:

STUDY / BEDROOM 4
9'9 x 9'1 (2.97m x 2.77m)
Single radiator and front aspect window. The glazed wooden door from the hall leads into the:

KITCHEN
11'9 x 11'9 (3.58m x 3.58m)
Comprising range of base and wall mounted units, laminated worktops, tiled splashback, integrated dishwasher, one and a half bowl sink with mixer tap and single drainer, tiled flooring, built-in oven, built-in breakfast bar, spotlighting and two rear aspect windows. Glazed wooden door leads into:

SITTING ROOM
18'2 x 12'1 (5.54m x 3.68m)
With side and rear aspect picture windows, back door with frosted double glazing, panelled room heaters, wall light fittings and a door that leads into:

BEDROOM 1
18'4 x 10'0 (5.59m x 3.05m)
Two single radiators, two front and one side aspect window.

BEDROOM 2
12'7 x 9'9 (3.84m x 2.97m)
Built-in double wardrobe, single radiator and a front aspect window.

BEDROOM 3
12'0 x 10'1 (3.66m x 3.07m)
With additional double wardrobe, single radiator, wall light fittings and a front aspect window.

FAMILY BATHROOM
8'5 x 5'9 (2.57m x 1.75m)
With a panelled corner bath with mixer tap, WC, wash hand basin, mixer tap, corner shower cubicle, tiled floor, splashbacks, single radiator, spotlighting and two rear aspect frosted windows.

OUTSIDE
Gated access to gravel driveway, which leads to:

LARGE GARAGE
16'5 x 15'8 (5.00m x 4.78m)
Access via electric up and over door, power and lighting. Behind the garage a side aspect UPVC door leads into:

UTILITY ROOM
16'5 x 6'0 (5.00m x 1.83m)
With power and lighting, water tap, water feed for washing machine and a rear aspect window.

Garden is sat within mature gardens and grounds, with wrap around lawns to front, side and rear. Patio pathway and small paved area leads to porch at the front, LPG tank to the side. Rear gardens comprise septic tank, water tap, greenhouse, large lawns, an array of mature trees, property has mature hedging boundary and backs / sides onto open fields and countryside.

SERVICES
Mains water, electricity, septic tank and LPG 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
TBC.

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

TENURE
Freehold.

AGENTS NOTE
Probate granted wc 21/9/26, we are currently awaiting a copy of this.

VIEWINGS
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, head towards Gorsley on the B4215 turning right into Kempley Road, proceed along passing Northpole lane on your right hand side and the property can be found as the next property on the right as marked with our 'For Sale' board.

W3W: evidence.unicorns.blues

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.