



THE PROPERTY SHOP  
Built on sound values

18 Cottage Park,  
Ross-On-Wye, HR9 7BD



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HR9 7BD

**\*\*The Property Shop\*\* Offers this  
Fabulous Park Home - Excellent  
Condition Throughout - Low  
Maintenance Garden - Close To Town  
Centre - Must Be Viewed**

An attractive park home with light and airy  
accommodation, situated on a popular  
residential park, close to the town centre.







Accessed by a double glazed door from the front into:

#### Hallway

2.97m x 1.42m (9'9 x 4'8)

Double glazed window to front, radiator and linen cupboard. Doors to:

#### "L" Shaped Living/Dining Room

6.15m max x 5.94m max excludes kitchen protrusion (20'2 max x 19'6 max excludes kitchen protrusion)

A spacious and light room with two double glazed bow windows to front and two double glazed bow windows to side, electric room heater with timber surround, two radiators.

#### Kitchen

3.45m x 2.87m (11'4 x 9'5)

A well appointed kitchen with an angles double glazed bow window and double glazed door leading out. The kitchen is fitted with an attractive range of light grey gloss base and wall cupboards incorporating a built-in dish-washer, built in oven and grill with hob and extractor, spaces for fridge/freezer and washing machine, sink drainer and worktops with splash-back tiling, concealed LPG boiler for hot water and central heating system, inset ceiling lights.

#### Bedroom 1

3.71m x 2.90m (12'2 x 9'6)

Double glazed bow window to front aspect, radiator, fitted bedroom furniture to include; triple wardrobe, over-bed cupboards, bedside cabinets with shelves over, chest of drawers and tall unit.

#### Bedroom 2

2.90m x 2.64m (9'6 x 8'8)

Double glazed window to rear aspect, radiator, fitted triple wardrobe and over-bed cupboards.

### Shower Room

2.01m x 1.91m (6'7 x 6'3)

Double glazed obscure window to rear aspect, wide shower enclosure with wall tiling and vanity wash basin with cupboards beneath and splash-back tiling, low level WC, radiator.

### Outside

The parking space at the rear of the property is accessed by a gated entrance that leads onto a tarmacadam driveway. The gardens are hard-landscaped with low maintenance in mind with a lovely raised deck and rockery bed and a gated path to the front.

### Directions

From our office in Gloucester Road, proceed to the market square and turn right into Broad Street. Follow this to the bottom and through Brookend Street, proceeding straight across both mini-roundabouts and up onto the Ledbury Road. Follow the Ledbury Road up and take the fifth turning right into Court Road. The entrance to cottage park will be found on the right hand side.

### Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "A". Amount payable 2019/2020 £1296.25

### Tenure

We are informed by the seller that the tenure is LEASEHOLD with a site charge of £147.92 per month. Any interested parties should ensure verification by their solicitor.

### Services

Mains electricity, water and drainage are connected to the property. There is an LPG fired central heating system.

### Floor-plan

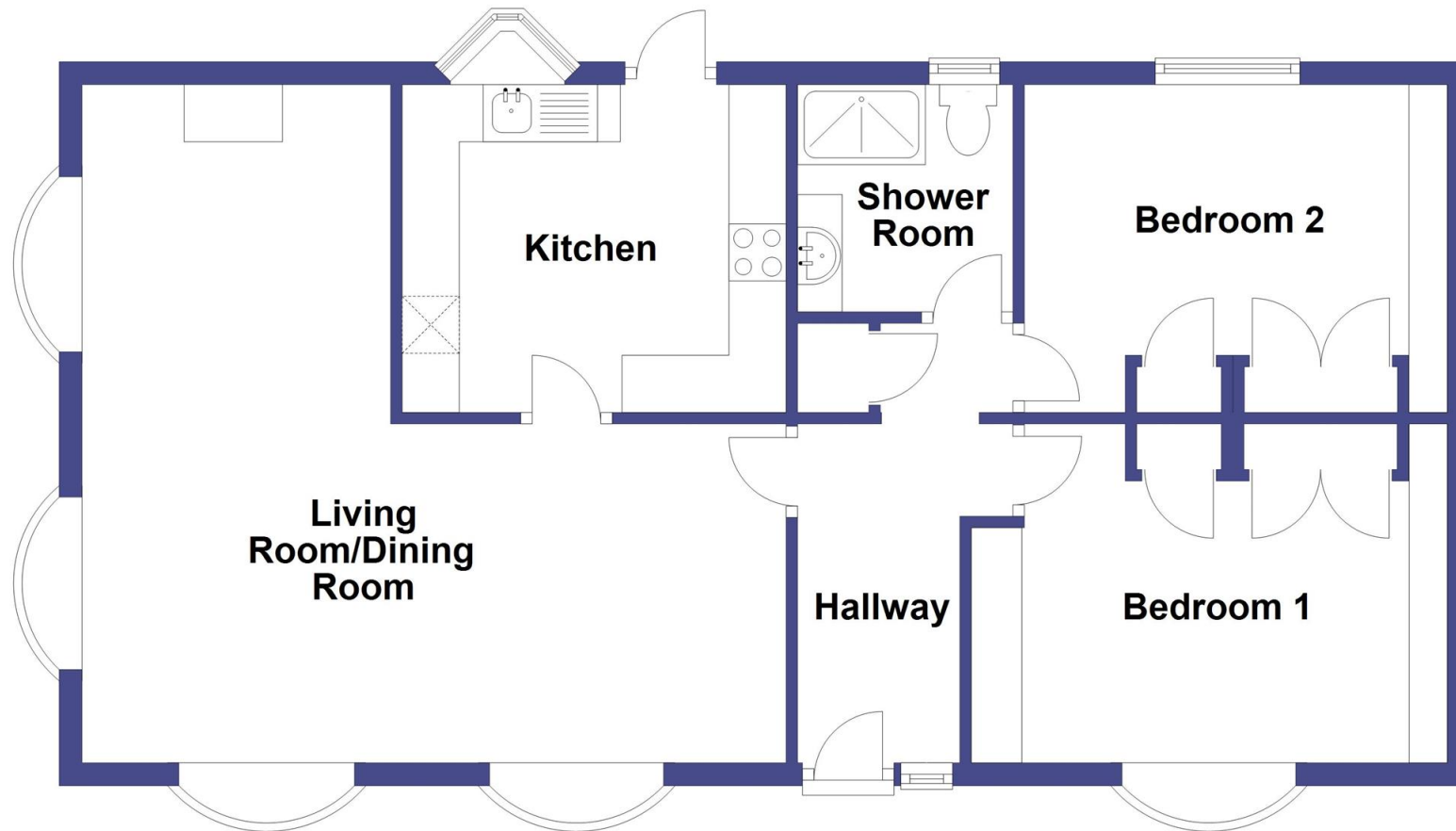
The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.





## Ground Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

### Note

All room sizes are approximate. Any electrical appliances or heating systems have not been tested and you are therefore advised to satisfy yourselves as to their present state and working condition. An appropriate surveyor should be appointed to carry out a full report on the property and advice sought where appropriate. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the corrections of each of the statements contained in these particulars. The Vendor does not make or give and neither The Property Shop or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



