



Ross-on-Wye
HR9 7XW

****The Property Shop** Offers this Spacious Bungalow - Immaculately Presented Accommodation - Parking For Cars and Caravan - Garage - Low Maintenance Gardens - Must Be Viewed!**

A beautifully presented detached bungalow with parking for several vehicles and a further rear parking area and low maintenance gardens, situated in a pleasant private cul-de-sac on the outskirts of the town. The property has spacious and light accommodation with a modern fitted kitchen and shower room along with a utility, a well appointed conservatory, spacious living room and reception hall.

The property is situated about a mile from the town centre conveniently positioned on a local bus route.





Accessed by a double glazed door with side window into:

Reception Hall

A spacious hallway with access to the roof space, radiator, airing cupboard with radiator and shelving. Doors to bedrooms, kitchen, utility, shower room and living room.

Kitchen

12'5" x 10'4" (3.78m x 3.14m)

A quality kitchen having been re-fitted with an attractive range of ivory coloured shaker style base and wall cupboards with lit display cabinets and under unit lighting. The kitchen incorporates a built-in Neff electric oven and Neff 4 burner gas hob with extractor hood, built-in fridge, space with plumbing for dish-washer. Stone effect laminate worktops with inset sink drainer and splash-back tiling, double glazed window to front aspect, inset ceiling lights, radiator. Part glazed door to:

Conservatory

22'4" max x 4'2" extending to 7'1" (6.80m max x 1.28m extending to 2.17m)

A well appointed conservatory with a cavity wall base, pitched poly-carbonate roof, double glazed windows and French doors to the rear garden, radiator.

Living Room

19'0" x 12'6" max (5.79m x 3.81m max)

A good sized living room with an attractive coal effect gas fire with surround and marble back with hearth. Double glazed patio doors to the garden with an outlook towards distant Chase woods, radiator.

Bedroom 1

12'0" to wardrobes x 13'9" (3.65m to wardrobes x 4.19m)

Fitted wardrobes to one wall, radiator, and double glazed window to rear aspect.

Bedroom 2

9'9" x 10'0" (2.97m x 3.05m)

With fitted computer desk to one wall with cupboards, drawers and built-in safe, radiator and double glazed window to front aspect.

Shower Room

8'8" x 5'11" (2.63m x 1.81m)

Recently re-fitted with a wide shower enclosure and mixer shower, low level WC, pedestal wash basin and tiled walls, heated towel rail, extractor fan, fitted tall unit, illuminated mirror with shaver point, double glazed obscure window.

Garage

18'4" x 10'5" (5.58m x 3.18m)

With an electric remote operated roller door, double glazed window and door to rear, wall mounted "Worcester" gas fired combination boiler for hot water and central heating system, electricity consumer unit, power points and lighting.

Outside

The property is situated in a pleasant, private cul-de-sac with an attractive block paved driveway that provides parking for three vehicles. The front garden is hard-landscaped with gravel and a central shrub bed with two gates enabling access to the sides of the bungalow, to one side there is an area with a lockable store. The rear garden has also been designed with low maintenance in mind, being laid to patio with a gravelled area beyond and raised shrub beds. There is a separate vehicular entrance to one side of the garden that would allow parking for a caravan or similar.

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. Follow Court Road along towards the end, taking the left hand turning into Woburn Close, where the property will be found as the first on the left hand side hand side as indicated by our For Sale board.

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "D". Amount payable 2019/2020 £1944.37

Services

Mains electricity, gas, water and drainage are connected to the property. BT landline connected (subject to BT regulations). Broadband is available in the area.

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.

Tenure

We are informed by the seller that the tenure is FREEHOLD. Any interested parties should ensure verification by their solicitor.



Ground Floor



1 Woburn Close, Ross on Wye

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.



