



Lismore

Ross On Wye
HR9 5LR

****The Property Shop** Offers this Deceptively Spacious Dormer Bungalow - Central Town Position - Good Sized Garden - Versatile Accommodation - No Onward Chain**

A deceptively spacious dormer bungalow within walking distance from the shops, offering light and airy, versatile accommodation. The property has a good sized level rear garden and offers a pleasant Southerly aspect towards Chase woods. The property is offered for sale with "No Onward Chain".





Accessed by a double glazed sliding door into:

Porch

5'10" x 2'1" (1.78m x 0.64)

Tiled floor, glazed door with side window into:

Reception Hall

20'10" max x 5'10" (6.34m max x 1.79m)

With exposed floorboards, radiator, staircase to first floor with cupboard beneath. Doors to:

Kitchen

10'2" x 8'11" (3.11m x 2.71m)

Double glazed window to side aspect, fitted with oak fronted base and wall cupboards, plumbing for washing machine, space for electric cooker with extractor, sink drainer and worktops with splash-back tiling, serving hatch into dining area.

"L" shaped Living/Dining Room

17'3" x 11'11" and 10'8" x 8'0" (5.27m x 3.63m and 3.26m x 2.44m)

A lovely spacious room with a period tiled fireplace housing a multi-fuel stove, two radiators, exposed floorboards, double glazed window and patio doors to rear into sun room, further double glazed door to rear garden.

Sun Room

15'1" x 8'4" (4.59m x 2.54m)

A lovely addition to the property offering an outlook through double glazed patio doors and a further double glazed window to the side aspect, solid walls to both sides and a pitched polycarbonate roof.

Bedroom 2

8'11" x 11'0" (2.72m x 3.36m)

Fitted wardrobe, radiator, double glazed window to front aspect.

Bedroom 3

11'0" x 8'0" (3.35m x 2.43m)

Double glazed window to side aspect, fitted wardrobe, radiator.

Shower Room/WC

11'0" x 4'11" (3.35m x 1.50m)

Shower enclosure with mixer shower and tiled surround, pedestal wash basin and low level WC with wall tiling to dado level, radiator, obscure double glazed window to front.

Half turn staircase from reception hall to:

First Floor Landing

Doors to:

Bedroom 1

13'3" plus recess x 13'0" (4.05m plus recess x 3.95m)

An impressive main bedroom with a double glazed window to the side aspect towards Chase woods, two built-in wardrobes and eaves access, radiator and internal window in stairwell.

Shower Room/WC

8'10" x 5'1" (2.69m x 1.56m)

Recently re-fitted with a wide walk-in shower with mixer shower, drying area and attractive "sparkle" wall panelling. Pedestal wash basin, low level WC, heated towel rail, extractor fan and Velux window.

Outside

The property is approached from the front by a shared path that leads onto a level front garden with paved areas and flower beds that extend to one side of the property with water tap, outside light and further gated access to the rear garden. The rear garden. Initially with patio and log store with water butts to one side, the garden beyond is laid to lawn with a vegetable garden, shed and greenhouse. The garden is secured with hedging and offers an aspect towards distant Chase woods.

Directions

From our office in Gloucester Road, proceed away from the town centre, passing the Chase Hotel on the right hand side. Continue along the road and the property will be found on the right hand side of the road as indicated by our For Sale board.

Agents Note

Whilst there is no allocated parking with the property, there is unrestricted parking available on Gloucester Road in front of the property.

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.

Local Authority

Herefordshire Council - 01432 260000. Council Tax Band "C". Amount payable 2019/2020 £1728.33

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.





Lismore, Gloucester Road, 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.



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