



THE PROPERTY SHOP  
Built on sound values

Wilcroft, Cawdor,  
Ross-On-Wye, HR9 7DL



# Wilcroft

Ross-On-Wye  
HR9 7DL

**\*\*The Property Shop\*\* Offers this Spacious Detached Bungalow - Wow Factor Kitchen/Family Room - Close to Town Centre with Views - Parking and Landscaped Gardens**

Spacious detached bungalow offering bright and airy accommodation with lovely a garden and views, on the outskirts of the town centre. The property offers an impressive open plan kitchen/family room along with a good sized living room, four bedrooms, wet room and shower room. The property also has the benefit of solar panels that significantly reduce the electricity energy bills.





Accessed via a double glazed composite door into:

#### Hallway

Being open plan into the kitchen/family room, with oak parquet flooring, radiator and door to bedroom 1 and second inner hall with further doors to bathroom, bedrooms 2 and 3.

#### Kitchen/Dining Room

3.18m x 2.39m (10'5 x 7'10)

The kitchen is fitted with a range of shaker style base cupboards that incorporate a built-in dishwasher, Samsung electric multi-function oven and five burner gas hob, space for wide fridge/freezer. Timber worktops with ceramic sink drainer and splash-back tiling, oak parquet flooring, inset ceiling lights and double glazed window overlooking the rear garden. Doorway to inner hall and open plan through to:

#### Family Room Area

5.64m max x 3.53m (18'6 max x 11'7)

Double glazed window to front aspect, radiator, oak parquet floor and inset ceiling lights.

#### Inner Hall

With radiator, door to outside, opening into Kitchen/Family Room, plumbing for washing machine and gas point, doors to Bedroom 4 and:

#### Living Room

4.67m x 4.22m (15'4 x 13'10)

Double glazed window to front aspect, fitted t.v display shelving to one wall and built-in cupboard.

#### Bedroom 4

4.50m x 2.92m (14'9 x 9'7)

Double glazed window to front aspect, radiator.

#### Wet Room

Tiling to walls, tiled shower area, pedestal wash basin and low level WC, radiator, double glazed window to rear aspect.

#### Bedroom 1

3.35m x 3.23m (11' x 10'7)

Double glazed window to front aspect, radiator.

#### Second Inner Hall

Airing cupboard, radiator, doors to bathroom, bedroom 2 and bedroom 3.

#### Bedroom 2

3.28m x 3.18m (10'9 x 10'5)

Double glazed window to rear aspect, radiator, coved ceiling.

### Bedroom 3

2.95m x 2.24m to wardrobes (9'8 x 7'4 to wardrobes)  
Double glazed window to side aspect, built-in wardrobes to one wall, radiator.

### Bathroom

Panelled bath, pedestal wash hand basin, low level WC, tiled walls and floor, radiator, double glazed window to rear aspect.

### Outside

At the front of the property there is an area that provides parking for several vehicles.

To the rear, the garden is currently being landscaped to create a raised decking that provides a pleasant Southerly facing seating area with steps down to a newly seeded lawn. The rear gardens are screened by fencing and offer views towards Ross town and towards Chase Woods. Beneath the rear of the bungalow there is a useful storage area.

### Directions

From office on Gloucester Road, proceed towards the Market Place and turn right into Broad Street and follow this down onto Brookend Street. Continue over the two mini-roundabouts before turning left into Brampton Street, continue up this road and take the second left into Cawdor. Follow this road down to find the property on the left hand side.

### Tenure

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

### Services

Mains electricity, gas, water and drainage are connected to the property. Solar panels. Broadband is available in the area.

### Local Authority

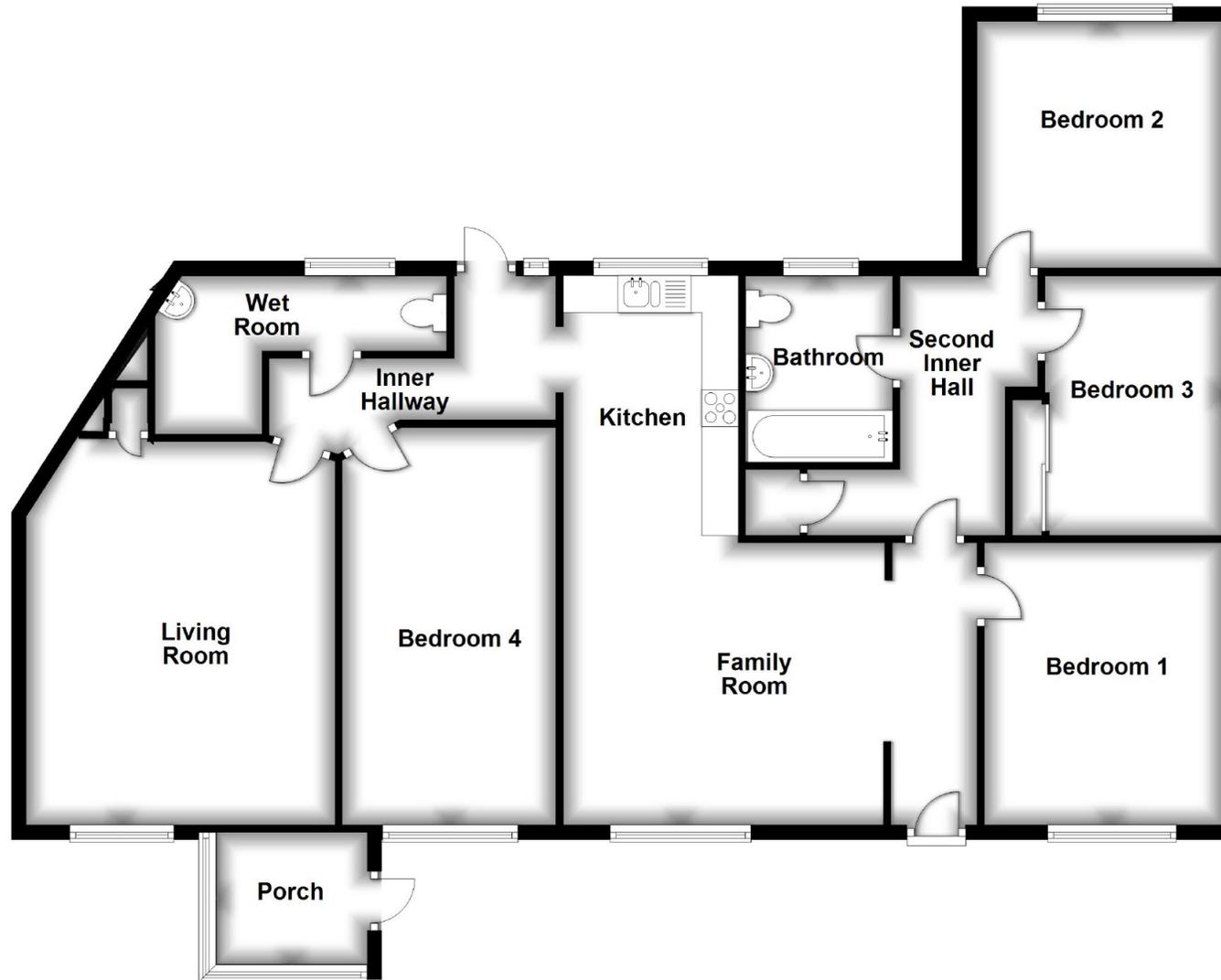
Herefordshire Council - 01432 260000. Council Tax Band "D".

### 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.

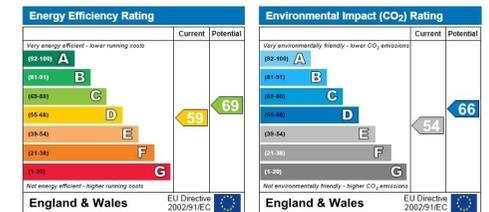


# Ground Floor



### 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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