



Ross-On-Wye
HR9 5UY

****The Property Shop** Offers this
FABULOUS, SPACIOUS DETACHED
HOUSE, IMMACULATELY
PRESENTED ACCOMMODATION -
OPEN PLAN LIVING/KITCHEN/
GARDEN ROOM - MUST VIEW!**





Access to the property is gained via a double glazed composite door into:

Entrance Porch

2.62m x 1.02m (8'7 x 3'4)

Double glazed windows, tiled floor, inset ceiling lights, door to garage and further glazed door to:

Entrance Hall

Staircase to first floor with storage beneath, radiator with contemporary modern panelled cover, contemporary hardwood doors to kitchen, living room and cloakroom.

Kitchen

3.53m x 2.51m (11'7 x 8'3)

Fitted with an attractive bespoke range of cream high gloss base and wall cupboards with 'soft-close' doors and drawers, timber worktops and splash-back tiling, free-standing Cuisine-master dual fuel range cooker with extractor over, space for fridge/freezer, built-in slimline dishwasher, inset ceiling lights, double glazed window overlooking the garden, oak flooring and opening into:

Living/Dining Room

6.55m x 3.66m max (21'6 x 12' max)

Double glazed window to front aspect, stone open fireplace, two radiators, oak flooring and fitted oak corner shelving, opening into:

Garden Room

4.57m x 2.57m (15' x 8'5)

A lovely 'all year around' room with solid roof, double glazed windows to all aspects overlooking the garden, radiators, tiled flooring, door to garden and to covered external path leading to the Utility Room.

Cloakroom

Low level WC, pedestal wash basin, radiator, tiled floor, obscured window.

Utility Room

2.84m x 2.59m (9'4 x 8'6)

Fitted with base and wall cupboards, sink drainer unit, splash-back tiling, plumbing for washing machine and space for tumble dryer and electrical appliances, double glazed window and glazed door to garden, tiled flooring.

Staircase from entrance hall leads to a split landing and onto the:

First Floor

One loft access point, radiator, doors leading to:

Airing Cupboard

Gas combi boiler for hot water and central heating system, slatted shelving.

Bedroom 1

3.86m x 2.90m to wardrobes (12'8 x 9'6 to wardrobes)

Double glazed window to front aspect, radiator.

Bedroom 2

3.48m x 2.59m (11'5 x 8'6)

Double glazed window to rear aspect with distant views to Chase Woods, radiator.

Bedroom 3

3.00m x 1.98m (9'10 x 6'6)

Double glazed window to front aspect, radiator.

Bathroom

2.59m x 2.13m (8'6 x 7')

Re-fitted with a modern suite comprising of bath with mixer taps with separate overhead mira shower and screen, pedestal wash basin, fitted mirror and light, part tiled walls, low level WC, heated towel rail, double glazed obscured window to outside, tiled floor.

Bedroom 4

3.25m x 2.67m (10'8 x 8'9)

Double glazed window to rear aspect with views towards Chase Woods, radiator, obscured window onto landing, wash basin set into unit, mirrored cabinet and shaver-light, built-in single wardrobe.

Bedroom 5

2.67m x 2.26m (8'9 x 7'5)

Double glazed window to front aspect, radiator and storage recess.

Garage

5.99m x 2.87m (19'8 x 9'5)

Up and over door, power and light, fitted base and wall cupboards.

Outside

To the front of the property a recently laid tarmacadam driveway provides parking for several vehicles with the remaining area being laid to lawn with shrubs and a weeping silver birch tree.

Rear Garden

The rear garden is Southerly facing, with patio area to one side and lawn with perimeter slate border and raised bed retained by sleepers. Steps lead off the patio to a raised seating area of slate chippings that houses a two seat corner arbour. To one side of the property with water butt and to the other side, a gate leads to the front of the property.

Directions

From our office in Gloucester Road, proceed to the Market Square and turn left onto Copse Cross Street. Continue onto the Walford Road, passing the Prince of Wales public house on the right hand side, after approx. ¼ of a mile turn right into Roman Way. Follow the road down the hill and the property will be found on the left hand side just past the turning off to Glevum Close.

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. BT landline connected (subject to BT regulations). Broadband is available in the area.

Local Authority

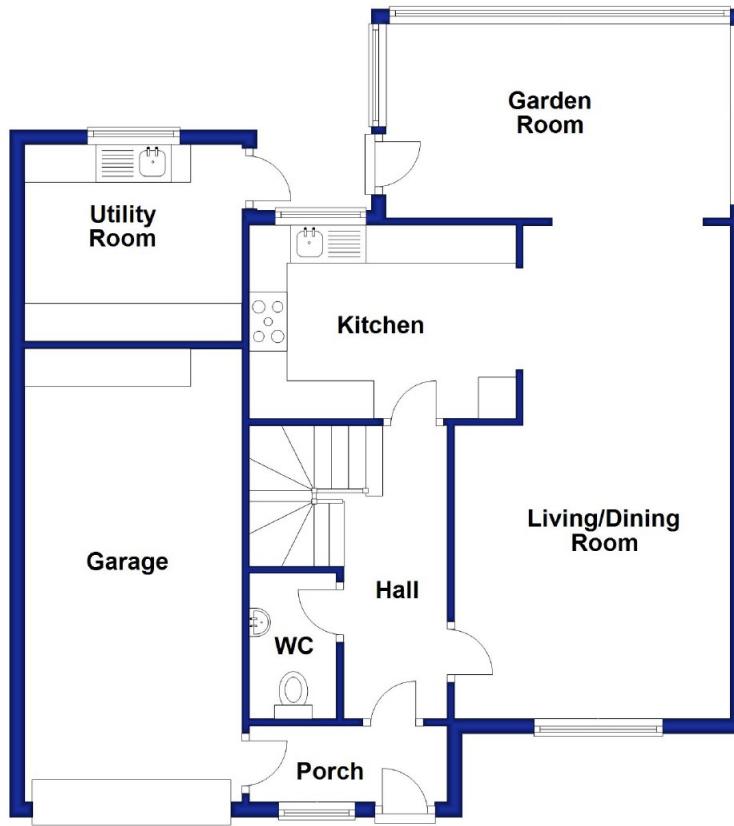
Herefordshire Council - 01432 260000. Council Tax Band "E". Amount payable 2020/2021 £2464.24

Floor-plans

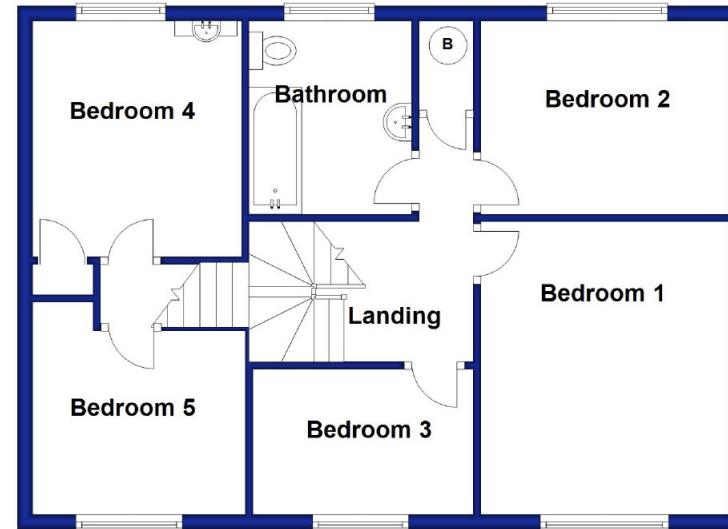
The floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. They should not be relied on as being accurate, to scale or as a representation of fact.



Ground Floor



First Floor



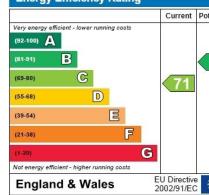
Note

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 correctness 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.

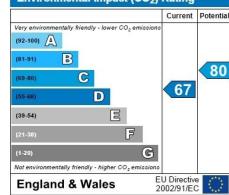


Albion Chambers, 31 Gloucester Road, Ross On Wye, HR9 5LE

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



t. 01989 565565 f. 01989 763200
e. sales@thepropertyshopross.co.uk
w. thepropertyshopross.co.uk

