



Ross-On-Wye  
HR9 7GU

**\*\*The Property Shop\*\* Offers this  
Spacious Family House -  
Immaculately Presented - Pleasant  
Garden - Garage & Parking - Must Be  
Viewed!**

A beautifully presented and spacious detached family house with lovely gardens, garage and parking. The property is located in a popular residential area on the outskirts of the town centre, close to amenities. The accommodation briefly comprises of: Entrance Hall & Cloakroom, Fitted Kitchen/ Dining Room, Living Room, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Family Bathroom.







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

#### Entrance Hall

Tiled floor, staircase to first floor with two built-in cupboards beneath, radiator, doors to kitchen, living room and cloakroom.

#### Kitchen/Dining Room

4.72m x 2.82m (15'6 x 9'3)

Double glazed bay window to front aspect with quality fitted folding blinds, radiator, tiled floor. The kitchen is fitted with high gloss base and wall cupboards incorporating a built-in Electrolux electric oven and gas hob with extractor over, plumbing for washing machine and space for fridge/freezer, one and a half bowl sink drainer unit, worktops with splash-back tiling.

#### Living Room

4.95m x 3.56m (16'3 x 11'8)

Double glazed French doors to rear garden leading onto patio, two radiators.

#### Cloakroom

Low level WC, corner pedestal wash basin with splash-back tiling, double glazed obscured window, tiled floor, radiator.

#### First Floor Landing

Airing cupboard and storage cupboard, continuation of stairs to second floor, doors to:

#### Bedroom 2

4.17m into recess x 2.82m (13'8 into recess x 9'3)

Double glazed window to rear aspect overlooking the garden, radiator.

#### Bedroom 3

3.76m into recess x 2.79m (12'4 into recess x 9'2)

Double glazed window to front aspect, radiator.

#### Bedroom 4

2.39m x 2.08m (7'10 x 6'10)

Double glazed window to rear aspect overlooking the garden, radiator.

#### Bathroom

2.03m x 1.68m (6'8 x 5'6)

Bath with mixer taps and shower attachment over, screen and tiled surround, pedestal wash basin and low level WC with tiled surround and tiled floor, radiator, double glazed obscured window.

#### Second Floor Master Bedroom

6.91m max floor space x 3.84m max (22'8 max floor space x 12'7 max)

Double glazed dormer window to front aspect and Velux window to rear, two radiators, eaves storage cupboard.

### En-suite Shower Room

2.57m x 2.21m (8'5 x 7'3)

Wide shower enclosure with mixer shower, tiled walls, low level WC, pedestal wash basin, splash-back tiling, radiator, Velux window.

### Garage

5.49m x 2.74m (18' x 9')

Up and over door giving access, with power, light and personal door to garden.

### Outside

To the front of the property is a lawned area with shrub bed, a tarmacadam driveway to one side of the house provides parking for two vehicles and leads to the garage. A gate leads through to the rear garden with water tap.

### Rear Garden

The rear garden is initially laid to patio, there is a lawn beyond that extends to one side with a section laid to bark chippings, being ideal for a children's play area. The rear garden is surrounded by wood panelled fencing and offers views to one side towards Chase Woods.

### Directions

Head out of Ross town centre on Gloucester Road and proceed to the roundabout at Hildersley. Take the first exit onto the A40 and follow the road to the first roundabout then take the first exit into the new Chase View Estate. Follow the road around to the right then turn into Beamhouse Drive, then first left into Saddlers Rise. The property will be found 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. BT landline connected (subject to BT regulations). Broadband is available in the area.

### Agent's Note

There is a current annual maintenance charge of £160.00 payable to 'Mainstay' for maintenance of communal areas - grass cutting, play park, fences and offset pond.

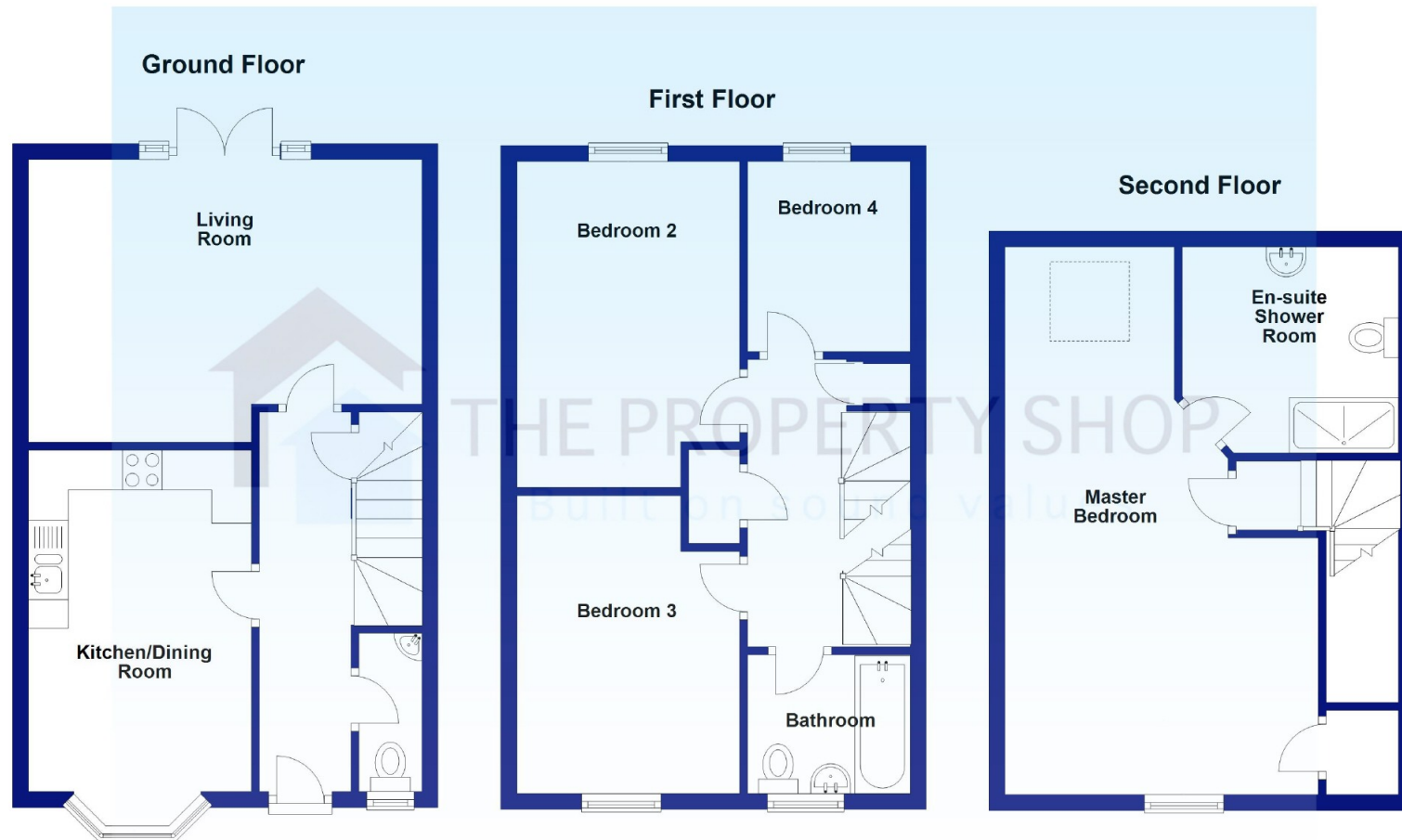
### Local Authority

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.





### 1 Saddlers Rise, 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.

