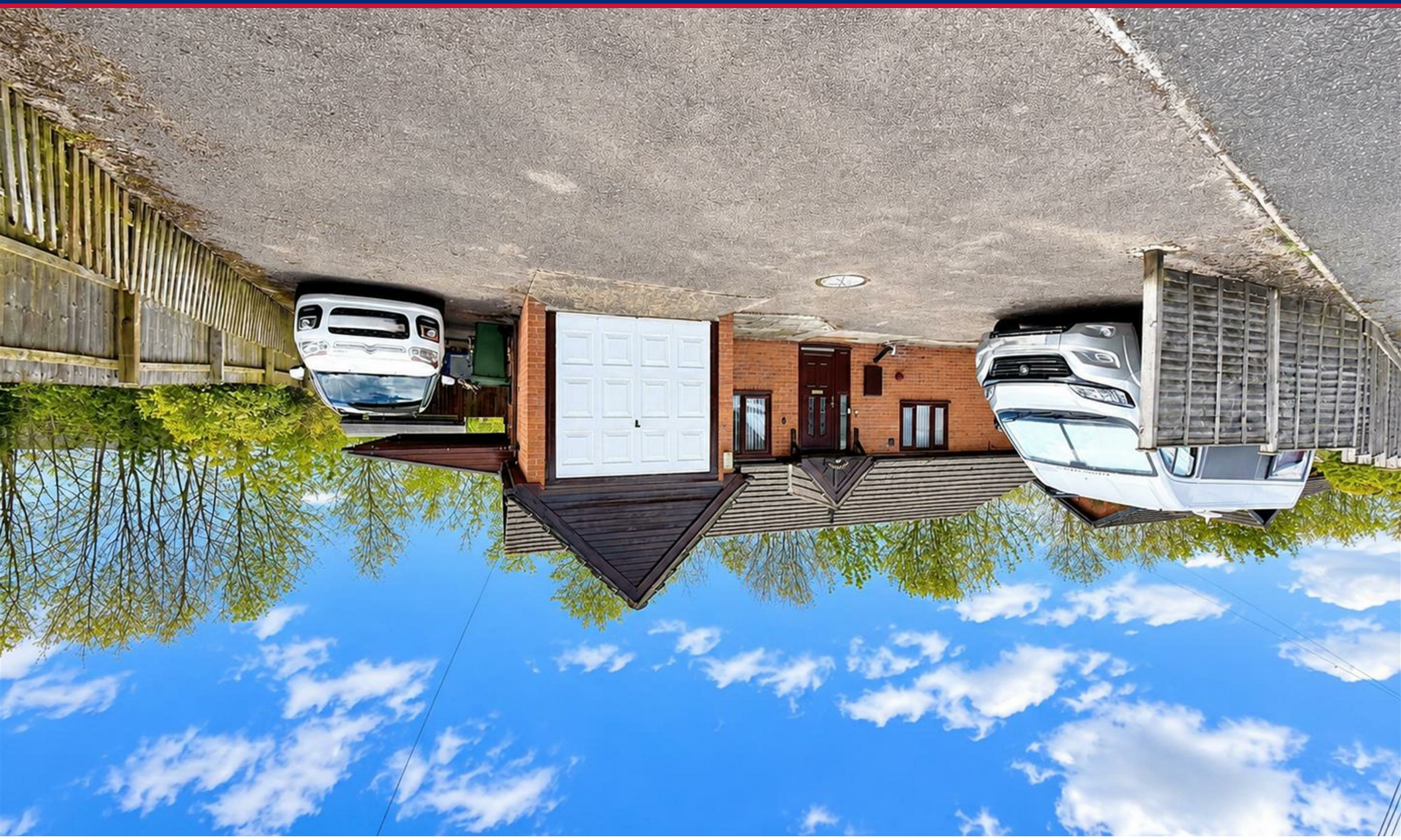
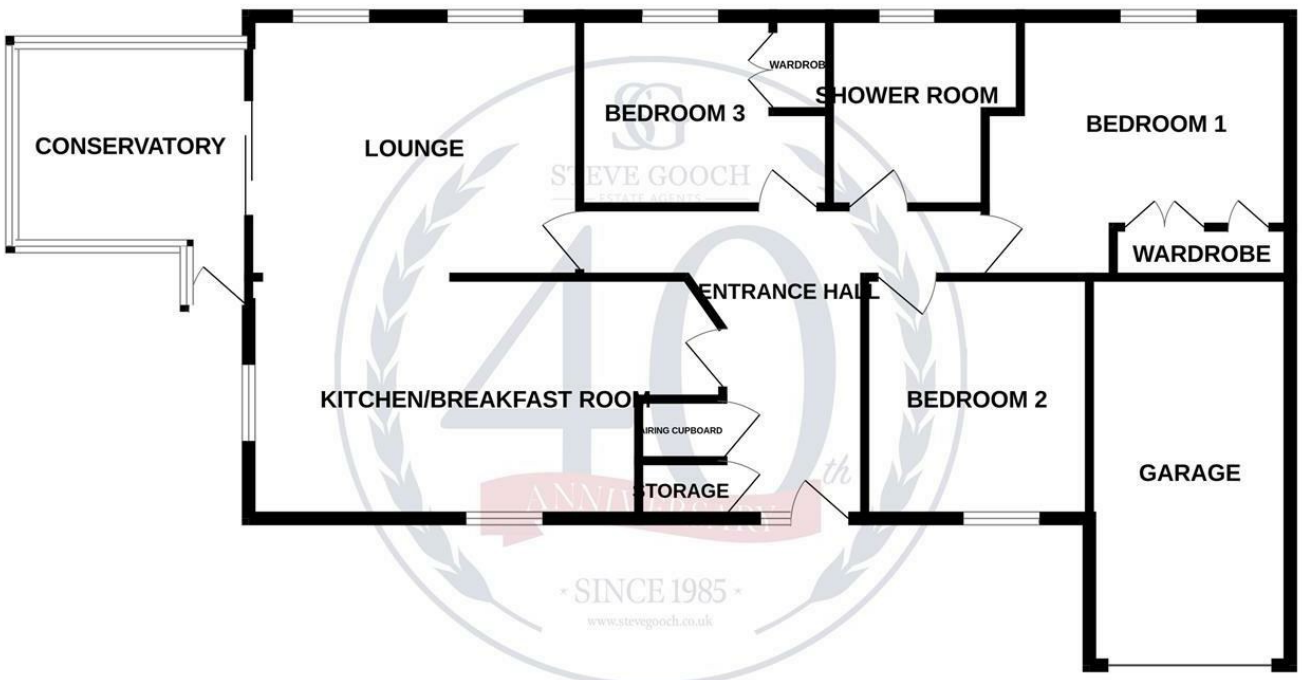
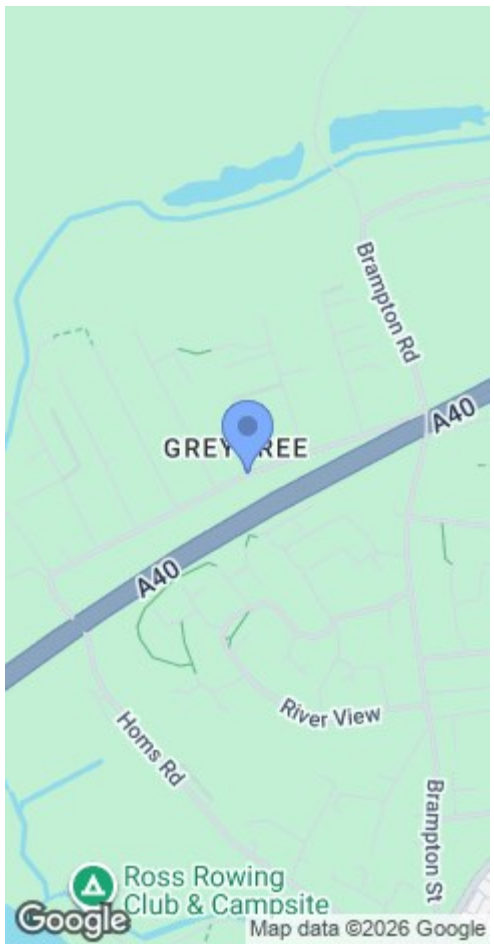
Crestview
Ross-On-Wye HR9 7HU

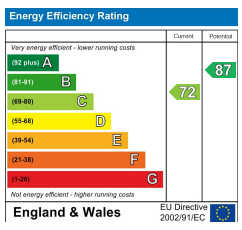


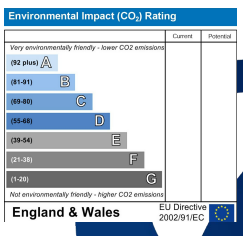
GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £300,000

An IMMACULATELY PRESENTED THREE-BEDROOM DETACHED BUNGALOW, RECENTLY MODERNISED to a HIGH STANDARD, the home OFFERS GENEROUS LIVING SPACE including a CONTEMPORARY KITCHEN/DINING ROOM and a LIGHT-FILLED CONSERVATORY, further benefits include a GARAGE, CARPORT and EXTENSIVE OFF ROAD PARKING, the PROPERTY ENJOYS A PRIVATE WELL KEPT SIDE AND REAR GARDEN.

The busy market town of Ross-on-Wye offers a range of shops, supermarkets, primary schools, a secondary school, churches of various denominations, health, sports and community centres and library.

For the commuter access can be gained to the M50 motorway (junction 4) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South. The area is also popular due to the accessibility to Hereford, Chepstow, Gloucester and Cheltenham. There are regular bus services to the surrounding areas.















Entrance via UPVC double glazed frosted door, with a UPVC double glazed frosted side panel into:

ENTRANCE HALL
Oak flooring, radiator, access to loft space, storage cupboard with hanging rail and shelving, cupboard housing gas fired boiler, door into:

KITCHEN / DINING ROOM
17'72 x 9'49 (5.18m x 2.74m)
Range of base and wall mounted units, built-in oven with four ring hob and extractor fan over, one and a half bowl single drainer sink unit with mixer tap over, plumbing for washing machine, integrated fridge / freezer, space for large table, radiator, side and front aspect UPVC double glazed windows, opening through into:

LOUNGE
14'21 x 11'64 (4.27m x 3.35m)
Electric fire with wooden and marble surround, two radiators, coving, two rear aspect UPVC double glazed windows, sliding double glazed doors into:

CONSERVATORY
9'80 x 9'45 (2.74m x 2.74m)
Brick base, UPVC construction, tiled flooring, underfloor heating, fan, UPVC door to garden.

BEDROOM 1
11'65 x 8'72 (3.35m x 2.44m)
Radiator, variety of built-in wardrobes, rear aspect UPVC double glazed window.

BEDROOM 2
10'01 x 8'39 (3.07m x 2.44m)
Radiator, built-in wardrobes, rear aspect UPVC double glazed window.

BEDROOM 3
9'54 x 7'15 (2.74m x 2.13m)
Radiator, front aspect UPVC double glazed window.

SHOWER ROOM
Walk-in shower, low level WC, pedestal wash hand basin with storage below, heated towel rail, extractor fan, partly tiled walls, rear aspect frosted UPVC double glazed window.

OUTSIDE
To the front of the property is a spacious tarmac driveway, providing off-road parking for several vehicles. To the right hand side, there is a carport with power point, ideal for motorhome or additional vehicle. The rear garden is accessed via wooden gates on both sides and features raised flower borders, herb garden, a large patio area, shed, outdoor tap, storage space and is fully enclosed by fencing.

GARAGE
16'90 x 18'90 (4.88m x 5.49m)
Up and over door, power and lighting.

SERVICES
Mains electric, water, drainage and gas fired central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, head northwest on the B4215 toward Gorsley, continuing through the village for Ross-on-Wye. Merge onto the A40 westbound and stay on it for several miles, toward Ross-on-Wye. As you approach Ross-on-Wye, take the exit toward the town centre and Greytree Road. Continue along Greytree Road until you reach the property Crestview on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).