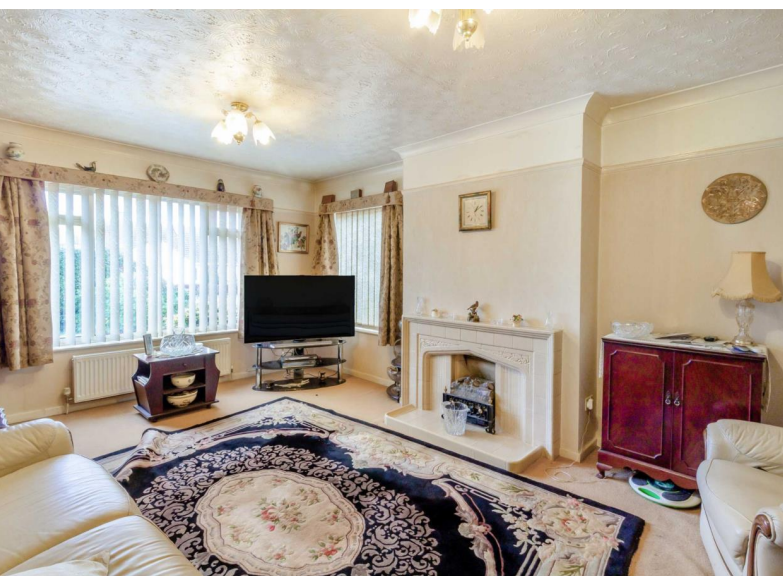




# ROSS ON WYE

Guide price **£395,000**



# 8 BLAKE AVENUE

Ross on Wye, Herefordshire HR9 5JP



Detached 4 bedroom dormer bungalow  
Sought after edge of town location  
Good sized garden, Parking, garage

Positioned on the outskirts of town along a much sought after road, this substantial detached dormer bungalow offers plenty of space, with a generous garden, garage and parking.

The property lies just a short distance from the town centre, whilst also offering easy access to a range of nearby countryside walks.

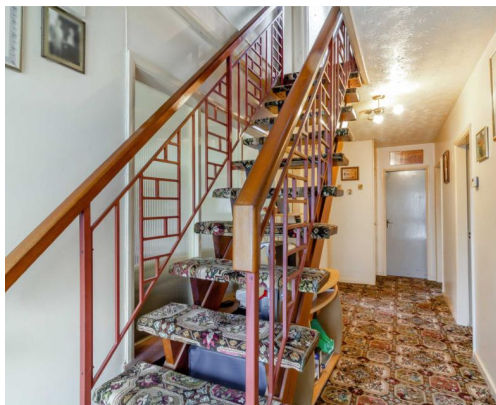


Guide price  
**£395,000**



### KEY FEATURES

- Detached 4 bedroom dormer bungalow
- Kitchen, spacious lounge
- Sought after edge of town location
- Good sized garden with views to Chase Woods
- Parking, garage



# STEP INSIDE



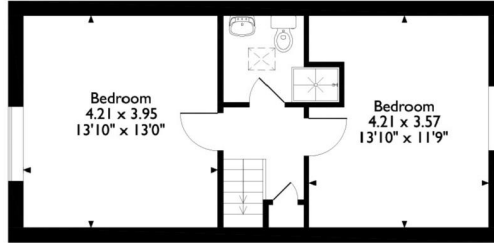
The property is accessed via a small porch, which then leads into the entrance hallway. A very generous lounge can be found to the front of the property, with feature fireplace and windows to front and side aspect.

There is a spacious open plan kitchen-dining room, with integrated double electric oven and space for appliances in the kitchen. The dining area offers access outside to the garden via sliding glass doors, with another door leading into a rear boot room-workshop.

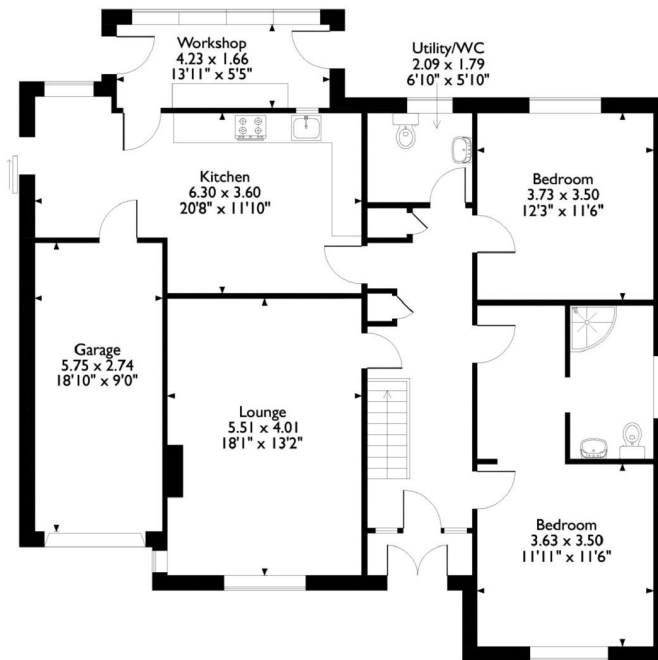
There are two double bedrooms to the ground floor, with a dressing area, fitted wardrobes and an en-suite with large walk in shower cubicle, wash basin and W.C. The second ground floor bedroom is currently used as a home study and has a separate W.C and wash basin next door.

To the first floor are two good sized double bedrooms, the larger of which offers lovely views towards Chase Woods. The second upstairs bedroom also features fitted wardrobes and storage cupboards. There is a shower room with shower cubicle, wash basin and W.C.

Approximate Gross Internal Area  
163 Sq M/1755 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# STEP OUTSIDE



## INFORMATION

Postcode: HR9 5JP

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C



The property enjoys a good sized plot, with areas of lawn to the front and one side, as well as paved areas, vegetable plots and garden sheds. There is parking to the front, as well as access to the attached garage, which has an electric roller door.

## DIRECTIONS

From the center of Ross, head along Gloucester Road and turn right onto Alton Road. As you join Alton Street, turn left onto Merrivale Lane and take the second left hand turning into Blake Avenue where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.