



ROSS-ON-WYE

Guide price **£350,000**



6 GLEVUM CLOSE

Ross-on-Wye, Herefordshire HR9 5UJ



Two bedroom detached bungalow
Spacious living accommodation
Off road parking, garage & enclosed gardens

A spacious, light and airy four-bedroom detached property situated on the popular St Marys' Garden Village development, close to the town centre of Ross-on-Wye.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Two bedroom detached bungalow
- Spacious living accommodation
- Popular cul-de-sac location
- Well manicured enclosed gardens
- Off road parking & garage
- No onward chain



STEP INSIDE

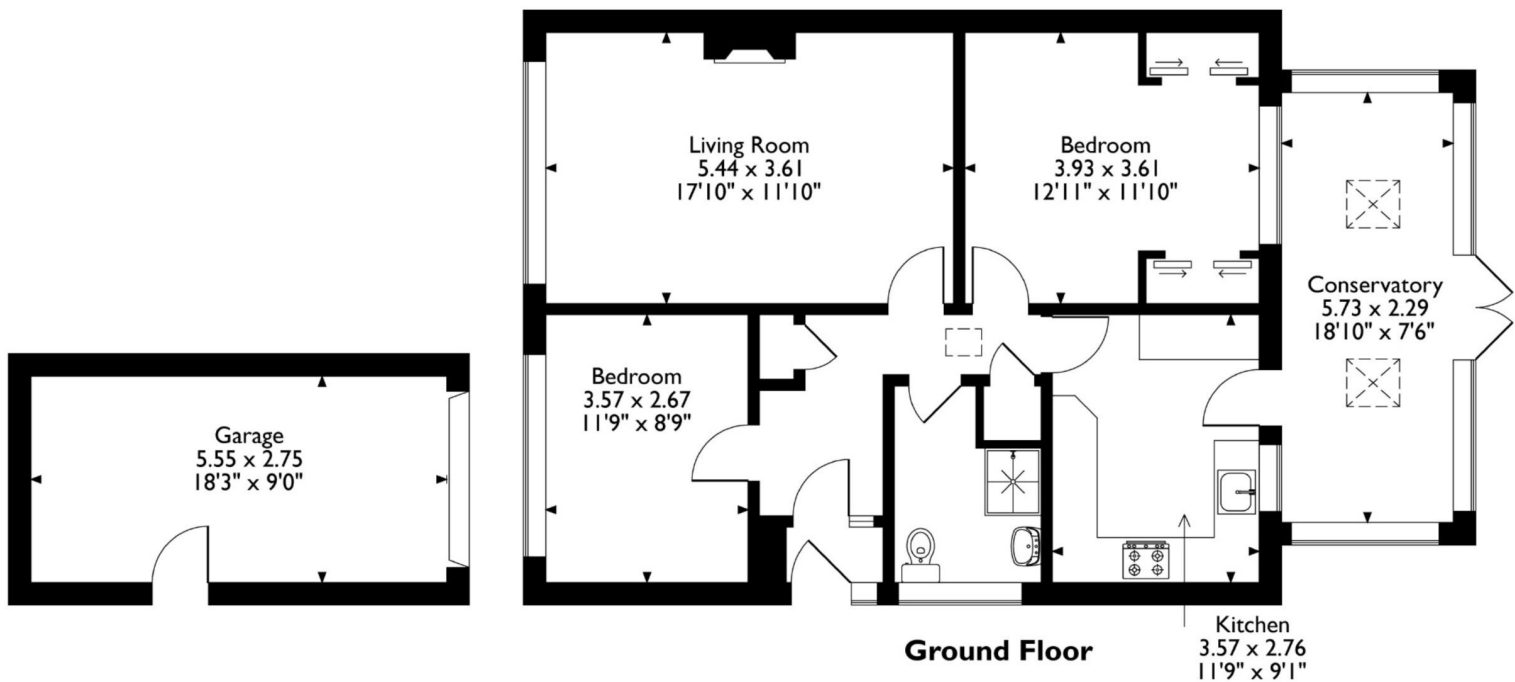


The property is accessed via an entrance porch which leads to the entrance hall, the entrance hall has an airing cupboard, and doors to all rooms.

The lounge is a light and well-proportioned room, with a picture window to the front aspect. The lounge also benefits from a feature fireplace.

The kitchen comprises a range of modern fitted wall, base and drawer units, adorned with worktops, there is a breakfast bar with space for stools underneath and various built in appliances to include oven and hob, a door from here leads through to the conservatory.

Approximate Gross Internal Area
 Main House = 85 Sq M/915 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 100 Sq M/1076 Sq Ft



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.

The conservatory is brick built with French doors which lead to the garden, streaming light and illuminated by two Velux ceiling skylights.

The shower room is partly tiled, with a shower cubicle with mains shower over, close coupled W.C. And wash hand basin.

The principal bedroom is a generous size, benefitting from fitted wardrobes and bedroom two also offers space for storage, with a window overlooking the front aspect.

STEP OUTSIDE



Externally, this detached bungalow offers ample off road parking, which leads to the garage, the garage is accessed via an electric roller door, and has power and lighting.

The rear gardens are well maintained being mostly laid to lawn, with various borders, enclosed by fencing surround.

INFORMATION

Postcode: HR9 5UJ
Tenure: Freehold
Tax Band: D
Heating: TBC
Drainage: TBC
EPC: C





DIRECTIONS

From Gloucester Road, continue along to the Market Square and turn left into Copse Cross Street and onto the B4223 Walford Road. Continue past The Price of Wales Public house for about half a mile and take a right hand turn at the crossroads into Roman Way. Take the first turning left into Glevum Close and continue along the straight section of road passing the left hand turning to find the property on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		82
81-91	B		
69-80	C	73	
55-68	D		
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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