



GREYTREE

Guide price **£325,000**



# CRESTVIEW

Greytree, Ross-on-Wye, Herefordshire HR9 7HU



Three bedroom detached bungalow  
Low maintenance gardens  
Close to town centre & local amenities

This three bedroom detached bungalow is in a convenient position close to the town centre, having all modern conveniences for one to enjoy, being situated in the popular market town 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.

The property is entered via a canopied front entrance with light and a woodgrain uPVC double glazed front door featuring a leaded and glazed insert, leading into the reception hall.

The kitchen is fitted with a comprehensive range of cream Shaker style base and matching wall cupboards, tall larder cupboards with slide-out racking, and a tall corner shelved cupboard. It includes a built-in Zanussi stainless steel single oven and grill with a stainless steel four-ring gas hob and a complementing extractor hood. The kitchen features ample work surfaces with a tiled surround, an inset one-and-a-half bowl single drainer sink unit with a mono-block mixer, a recess ideal for a microwave, further appliance space, and plumbing for a washing machine and dishwasher.

From the reception hall, a door leads into a lovely open-plan 'L' shaped living/dining room. The living room is a spacious area with twin uPVC double glazed windows to the rear aspect with roller blinds and a patio door into the conservatory. The dining area includes a serving hatch from the kitchen and a uPVC double glazed window to the side aspect with a vertical blind overlooking the garden.

From the living area, double glazed sliding patio doors lead out to a conservatory. This lovely room is well-constructed with a brick dwarf wall and uPVC double glazed windows with woodgrain external white coating inside. It has a pitched roof with a ceiling light and fan, wall light points, ceramic tiled flooring, underfloor heating, and power points. A uPVC double glazed door leads out to the garden.

Bedroom one is well-fitted with two double wardrobes with hanging rails and shelving, matching bedside cabinets and a uPVC double glazed window to the rear aspect. Bedroom two features a built-in double wardrobe, bedside cabinets. Bedroom 3/Study has a uPVC double glazed window to the front aspect.

The shower room is generously sized and well-fitted with a white suite comprising a low-level WC, a walk-in glazed and tiled shower cubicle with a mains shower and an Aqualisa external start and stop. It includes a uPVC double glazed window to the rear aspect.

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## KEY FEATURES

- Three bedroom detached bungalow
- Low maintenance gardens
- Off-road parking, garage
- Spacious living accommodation
- Close to town centre & local amenities
- No onward chain

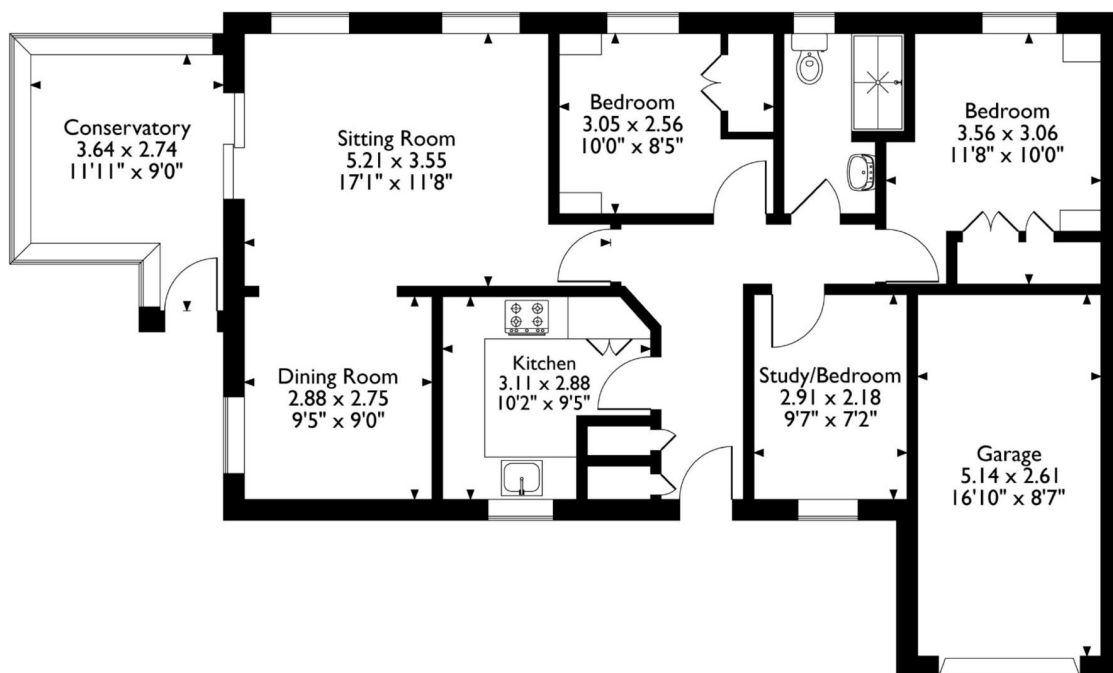


To the front of the property, access leads into a driveway with parking for several cars, leading to a garage with an up and over door, power and lighting. To the side of the garage, the driveway extends with a uPVC cantilevered carport that includes an external power point.

The front garden features a raised shrubbery and a tucked-away patio area, enclosed by close-board fencing, pathways extend to either side of the property, leading to the rear where there is an easily maintained raised shrub bed and an extensive patio area, also well enclosed by fencing.



Approximate Gross Internal Area  
 Main House = 82 Sq M/883 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 95 Sq M/1023 Sq Ft



**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.

**DIRECTIONS**

From the A40 coming toward Ross-on-Wye take the first exit onto the Bypass and then at the first roundabout take the first exit into St. Marys Village. Follow Starling Road where the property can be found via our or sale board.



**INFORMATION**

Postcode: HR9 7HU  
 Tenure: Freehold  
 Tax Band: D  
 Heating: Gas  
 Drainage: Mains  
 EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
(92-100)	B		
(81-91)	C	72	
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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