



19 MERRIVALE LANE

ROSS-ON-WYE HR9 5JL

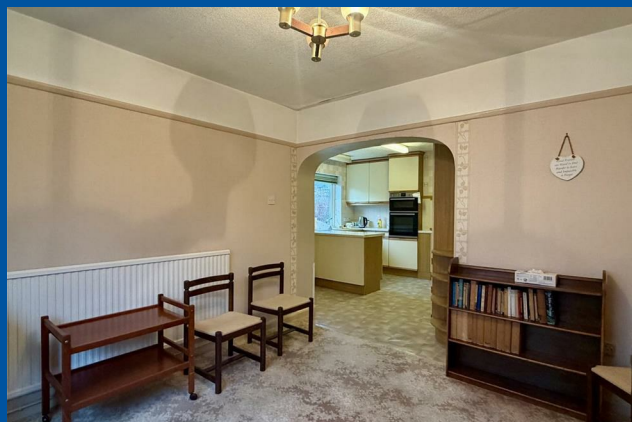
£350,000
FREEHOLD

Being sold with no onward chain, a three/four bedroom detached dormer bungalow offering ideal accommodation for those looking to downsize/retire. Offering spacious and flexible accommodation throughout and benefitting from ample driveway parking, a single garage and large rear garden. The property requires modernisation throughout and a viewing is highly recommended.



19 MERRIVALE LANE

- Detached bungalow • Ideal for retirement & downsizing • Driveway, large garden & garage • Sold with no onward chain • Requires modernisation throughout • Three/Four Bedrooms



Ground Floor

With entrance door into the entrance porch and further entrance door leading into the

Entrance Hallway

With fitted carpet, two radiators, ceiling light point, airing cupboard housing the hot water cylinder and doors leading into

Living Room

A spacious lounge with large double glazed window to the front aspect, picture rail, large radiator and gas coal fireplace with marble surround.

Bedroom Two

With fitted carpet, radiator, ceiling light point, built in storage cupboard and double glazed window looking out to the impressive rear garden.

Bedroom Three

With fitted carpet, radiator, ceiling light points, built in wardrobes and double glazed window to the front aspect.

Bedroom Four/Study

With fitted carpet, radiator, ceiling light point, built in storage cupboard and double glazed window.

Bathroom

Three piece suite comprising panelled bath with part tiled surround, pedestal wash hand basin, toilet, radiator, ceiling light point and double glazed window.

Kitchen/Dining Room

Fitted kitchen with matching wall and base units with

ample work surface space over and tiled splash backs, integrated four ring gas hob and double electric oven, sink and drainer unit, double glazed window to the rear aspect, ceiling light point, radiator, a large archway opening into the dining area with fitted carpet, picture rail, ceiling light point, radiator and double glazed window to the side aspect. A door leads from the kitchen to the

Rear Porch

With space for coat storage, a door to the utility room and rear door to the garden.

Utility

With space and plumbing for washing machine, useful storage space with fitted wall cupboards and shelving, a double glazed window and ceiling light point.

Stairs lead from the hallway to the

Main Bedroom with Dressing Area & En-suite

Dressing area

With fitted carpet, ceiling light point, double glazed window to the side aspect, radiator, fitted wardrobes with sliding doors, two access doors into the eaves, loft hatch and large opening into the Bedroom

With fitted carpet, ceiling light point, radiator, access door to the eaves where the gas central heating boiler is installed and door into the En-suite shower room

Comprising fitted shower cubicle with tiled surround,

glass opening door and electric shower, toilet, wash hand basin with storage under, radiator and double glazed window overlooking the rear garden.

Outside

To the rear a large garden with concrete patio with two steps of steps leading to a concrete pathway with access to the all the way to the rear of the garden where there is a good sized wooden storage shed. There is a paved patio area with wooden pergola. An array of fruit trees and a good sized area of lawn bordered by plants and shrubbery and enclosed by fencing.

To the front iron gates open onto a brick paviour driveway with access paths leading to both sides of the property. The remainder of the front garden is laid to lawn and enclosed by fencing.

Garage

Single garage with up and over door to the front, personal door to the side, light, power and wall mounted fuse box and electric meter.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

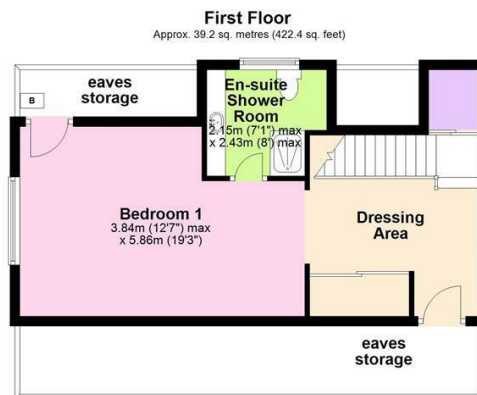
Saturday 9.00 am - 1.00 pm

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 164.3 sq. metres (1768.5 sq. feet)
19 Merrivale Lane, Ross-on-Wye



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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