

FOR
SALE



3 Alton Close, Ross-On-Wye HR9 5LP

£320,000 - Freehold

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PROPERTY SUMMARY

Superb detached bungalow in lovely residential location renovated and extended, 2/3 bedrooms, open-plan living space, garage & gardens.

POINTS OF INTEREST

- *Superb detached bungalow*
- *Lovely residential location*
- *Extended and renovated*
- *Gas central heating, triple glazing*
- *2/3 Bedrooms*
- *Garage, lovely gardens*



ROOM DESCRIPTIONS

Door to the Entrance Hall

With tiled floor, hatch to roof space, built-in storage cupboard.

Bedroom 1

Radiator, laminate flooring and window to front.

Bedroom 2

Laminate flooring, radiator and window to front.

Bathroom

White suite comprising bath with mixer tap and shower attachment, glass screen, wash hand-basin with cupboards under, WC, tiled walls and floor, ladder style radiator, recess housing the gas fired central heating boiler, downlighters, extractor fan and window.

Open-Plan Living/Kitchen/Dining Space

Living area has an inset woodburning stove, laminate flooring, vertical radiator. and access through to the extended Dining/Kitchen area where the Dining area has laminate flooring, radiator, roof window. Kitchen area is fitted with a range of high gloss style base and wall mounted units with oak worksurfaces and tiled splashbacks, 1½ bowl sink unit with extendable mixer tap, tiled floor, plumbing for washing machine and dishwasher, Range-style dual fuel cooker with extractor hood, roof window, smoke alarm, downlighters, patio doors to the rear garden.

Bedroom 3/Study

Laminate flooring, radiator and window to side.

Outside

To the front of the property is open-plan, laid to lawn and there is side access via a gate and gravelled pathway, with water tap, to the rear garden which is enclosed and lawned with a pathway leading to a covered outdoor entertainment space with tiled floor. Rear access gate to the GARAGE with light and power. Covered storage area/workshop. Outside lights. Garden shed. Electric charging point.

Agent's Note

There is Planning Consent to drop the kerb and create parking in the front garden.

Ground Floor
Approx. 78.9 sq. metres (849.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		