

FOR
SALE



7 Wellmead, Brampton Abbotts, Ross-on-Wye, Herefordshire HR9 7JD

£375,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this highly sought after location, just a short distance from the town of Ross on Wye, a spacious 3 bedroom, semi detached home, offering ideal family accommodation. The property has the added benefit of 3 bedrooms, 3 reception rooms, modern kitchen and bathroom, solar panels with battery storage, driveway parking, front and rear gardens. We would highly recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Semi detached house*
- *3 bedrooms*
- *Ideal family accommodation*
- *Modern kitchen and bathrooms*
- *Driveway parking*
- *Front & rear gardens*
- *Must be viewed*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance Hall

Wood effect flooring, radiator, carpeted stairs leading up, with large, useful understairs storage cupboard, double glazed French doors leading out to the rear garden and door leading to

Reception/sitting room

Wood effect flooring, radiator, coving and double glazed window to the front aspect .

Living room

Wood effect flooring, radiator, double glazed bay window to the front aspect, feature fire place with electric wood burning stove and opening into the

Dining area

Wood effect flooring continued, radiator, double glazed window to the front aspect, cupboard housing the fuse box and doors leading to

Kitchen

Fitted with high gloss matching wall and base units, ample work surface space, ceramic 1 1/2 bowl sink and drainer unit, 4 ring induction hob with extractor over, built in eye level Bosch oven, integrated under counter fridge and freezer, under counter space for washing machine and tumble dryer, panel surround, recessed spotlights, two double glazed windows to the rear aspect and wood effect flooring.

Downstairs shower room

Double walk in shower, with rainfall shower head over, wash hand basin, low flush WC, panel surround, wood effect flooring, heated towel rail, recessed spotlights and double glazed window.

Garden room

Tiled floor, radiator, recessed spotlight, coving, double glazed door out to the rear garden, double glazed French doors out to the front and large window with views to the open countryside.

First floor landing

fitted carpet, loft hatch, alarm system, built in storage cupboard with hanging rail and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect , coving, built in double wardrobe with hanging rail and fitted shelving above.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect, built in double wardrobe with hanging rail and storage above.

Eaves storage

With hanging rail, fitted shelving, wood effect flooring, recessed spotlight. and airing cupboard housing the hot water cylinder,

Bathroom

A full suite comprising panel bath, and panel surround, low flush WC, wash hand basin with storage under, large shower cubicle with electric shower head over, 3 double glazed windows, recessed spotlights, heated towel rail and wood effect flooring.

Outside

To the front

A block paved driveway providing off road parking for several vehicles, gardens are of a generous size being a corner plot, mostly laid to lawn, with well stocked borders and giving a view over Brampton Abbots' Church. There are useful outside power points, and access doors into the entrance hallway and into the garden room.

The front garden is enclosed by fencing, there is a stone pathway leading to side access gate, providing access to the rear of the garden The rear garden is mostly laid to lawn, with a large outside wooden storage shed, a small composite decked area, useful outside tap, outside power point, Worcester Bosch oiled central heating boiler and oil tank, and is enclosed by fencing.

Agent note

There are 16 solar panels owned by the property providing electric to the property and also back to the grid. There is also a battery storage pack which is accessed from the loft hatch in the dining room.

Services

The property has mains drainage, oil fired central heating, mains water and electricity connected.

Outgoings

Council tax band C, payable 2024/25 £2053.04. Water and drainage rates are payable.

Viewing

Strictly by appointment through the Agent, Flint and Cook 01432 355455.

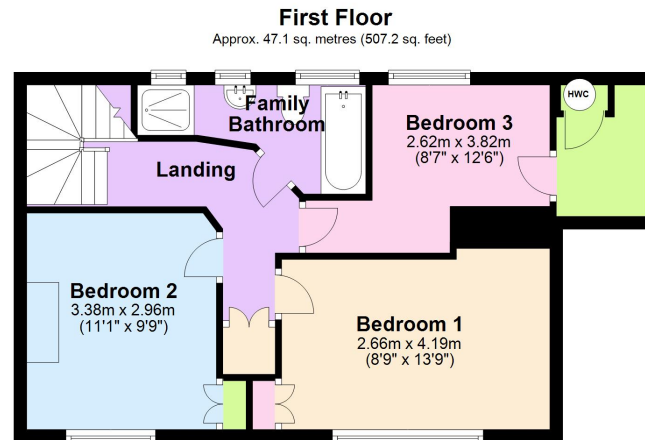
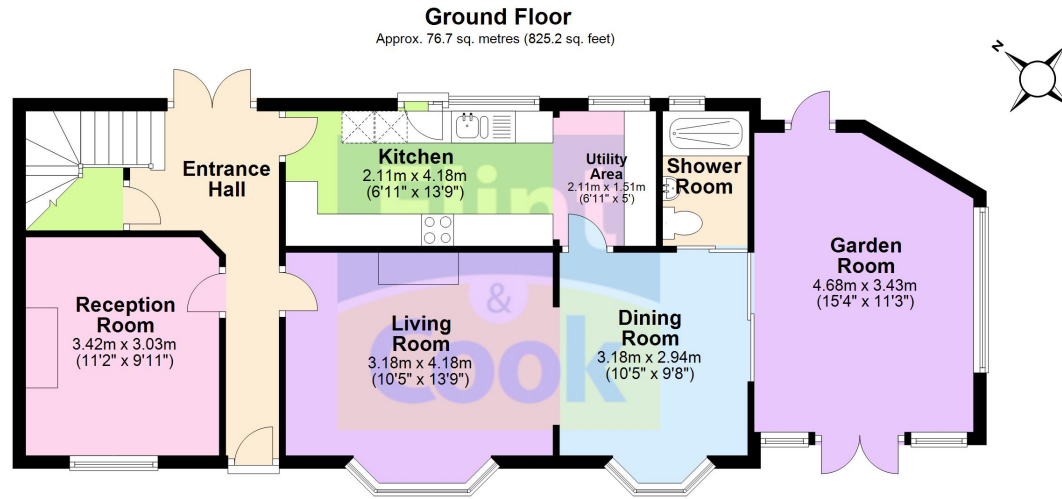
Directions

What3Words

Eclipses/glass/upon

Money laundering regulations

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



Total area: approx. 123.8 sq. metres (1332.4 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	96
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		