



RICHARD BUTLER

ESTATE ■ AGENTS



Tudorville Ross-On-Wye Herefordshire HR9 5HA

£159,950

Little over 2 years old with a 8 year guarantee we are pleased to offer this 38" x 20" Stately Albion Individually Designed Park Home which has fantastic countryside views yet within easy reach of the town centre. Early inspection is advised

- * Lounge/Dining Room * Kitchen * Utility Room * 2 Double Bedrooms * Master Ensuite Shower * Bathroom * Garage and Parking * Rural Views
- * Low Mature Gardens * Double Glazing * Gas Central Heating * Site for over 50's

Price: £159,950

Vine Tree Park is situated on the periphery of Ross on Wye. The property is well situated within easy walking distance of the local post office and general store. A regular bus service runs to the town centre of Ross on Wye which is approximately 1 mile and has a good range of shopping, social and sporting facilities etc.

The property is approached via pathway with steps leading up to uPVC double glazed front entrance door which provides access to:

Hallway

A light, spacious area with radiator, power points and covered ceiling. Double doors to useful coats cupboard with power points and radiator. Access to a good sized loft space with boarded flooring and lighting. Glazed panel doors leading to:

Lounge Area 15'8" x 10'6" (4.78mx 3.2m)

uPVC double glazed bay fronted window to rear aspect with fantastic outlook towards neighbouring farmland and onwards to open countryside with views towards Goodrich Castle. Central feature remotely controlled electric fireplace. TV and telephone point, extensive range of power points and covered ceiling, Reinforced wall for flat TV screen mounting if required.

Dining Area: 8'9 x 7'4 (89 x 2.24m)

With uPVC double glazed window to side aspect and uPVC double glazed patio doors to rear aspect leading out on to raised patio area, also suitable for generous sized conservatory if required,

Utility Room: 9'5" x 5'1" (2.87m x 1.55m)

With coved ceiling and uPVC double glazed side entrance door with raised stone steps with pathway leading to front and rear aspect. Well equipped with a matching range of white wall and base units with concealed Ariston wall mounted combination boiler, plumbing for automatic washing machine, single bowl sink unit and mixer tap. Radiator and power points. From the utility area, archway provides access through to:

Kitchen: 8'5 x 8'1 (2.57mx 2.46m)

With uPVC double glazed window to side aspect. Excellently equipped with an attractive range of cream wall and base units with integrated larder style fridge freezer, eye level double oven and ceramic hob with stainless steel extractor hood and attractive tiled splash backs. Twin 1 3/4 extra deep sink units, tv and power points, built in roller blind, coved ceiling and lighting.

Bathroom 6'6" x 5'6" (1.98mx 1.68m)

With obscured double glazed window to side aspect. Fitted with attractive modern white suite comprising low level WC, wash hand basin in fitted vanity cupboard with double sided mirror fronted cabinet which has light, shaver point and clock. Attractive tiled splash backs throughout. Lighting and extractor fan. Modern panel bath with fitted shower screen and mains pressured shower over.

Bedroom 1: 14'1" x 9'5" (4.29mx 2.87m)

With an extensive range of fitted storage with hanging rails and cupboards. Radiator and power points. Matching fitted bedside cabinets and vanity unit with dressing area. uPVC double glazed bay fronted aspect. An excellent sized double bedroom with coved ceiling and white gloss panel door providing access to:

En-suite Shower Room: 5'8" x 5'4" (1.73mx 1.63m)

Obscured double glazed window to side aspect. Enclosed large walk in corner shower cubicle with attractive tiled splash backs. Low level WC, wash hand basin with fitted vanity unit and mirror fronted wall cabinet with light and shaver point, Radiator and extractor fan.

Bedroom 2: 10'1" x 9'4" (3.07mx 2.84m)

uPVC double glazed bay fronted aspect with radiator, power points, TV point and coved ceiling. An excellent range of fitted storage with matching bedside furniture. Deep fitted wardrobe with full hanging space and shelved storage, fitted with radiator and power points,

Outside:

To the front of the property access can be gained to parking for one vehicle. This in turn leads to a single detached garage which has extensive shelving, double opening doors and pedestrian door to rear aspect. The gardens have undergone a complete makeover and have been recently re-landscaped providing many hard landscaped areas which provide fantastic seating areas with attractive outlook towards Chase Woods and over neighbouring farmland. The rear gardens have an extremely sunny aspect with many raised shrub beds. The side gardens have many raised vegetable beds and are well stocked with shrubs. The rear boundary is enclosed by modern panel fencing. To the front there is an extremely low maintenance gravel bed with Cotswold stone chippings. Outside coach lighting at both outside entrances to the property.

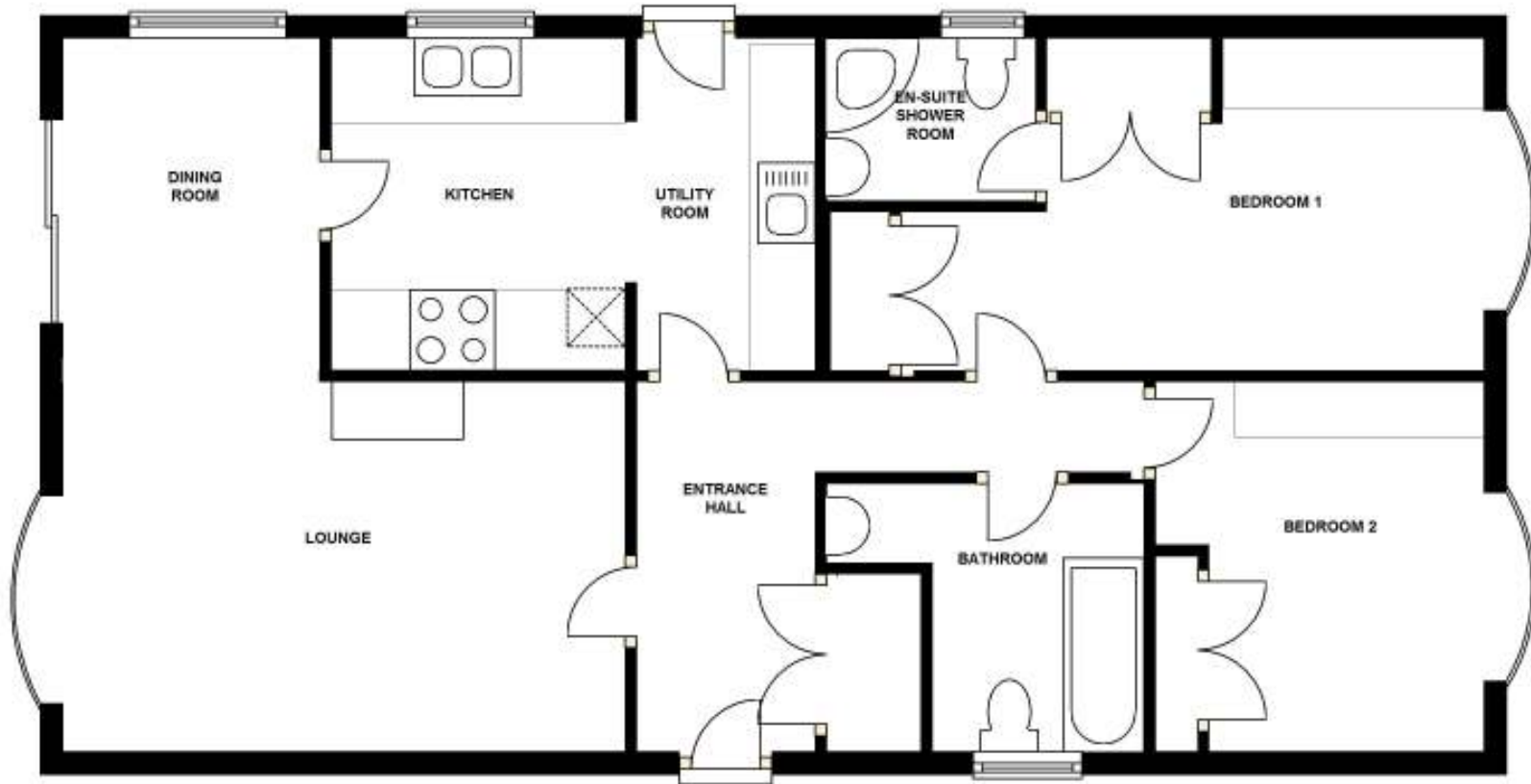
Directions:

From Ross on Wye town centre proceed up Copse Cross Street and continue on along Walford Road. Just before Vine Tree Vets turn left into Vine Tree Park and continue up the hill and the property can be found on the right hand side.





GROUND FLOOR



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