



Peterstow Ross-On-Wye Herefordshire HR9 6JZ
£99,950 Leasehold

RICHARD BUTLER
SALES AND LETTINGS

A beautifully presented, greatly improved one bedroom, light and spacious park home, restricted to over 55's. With easily maintained gardens and parking. Situated in a smartly presented park approximately 3 miles from the centre of Ross-on-Wye.

- * Reception Hall
 - * Living Room
 - * Kitchen/Dining Room
 - * Double Bedroom
 - * Modern Bathroom
 - * Garden
 - * Parking
 - * Double Glazing
 - * LPG Central Heating
 - * Views
 - * EPC Exempt
-

The property is a 'Home Seeker Langdale' situated on the edge of the site adjoining open countryside within the village of Peterstow where there is a good local pub/restaurant, village shop/post office, church and village green. There is a nearby bus stop giving good access to Hereford city approximately 13 miles and Ross-on-Wye approximately 3 miles. Each provides an excellent range of facilities.

The property is entered via:

uPVC double glazed side entrance door leading into:

Entrance Hall:

Smartly decorated with oak effect laminate flooring, radiator, coved ceiling. White panelled door through to:

Living Room: 12'4" x 12' (3.76m x 3.66m).

A beautiful light area with uPVC double glazed windows to both sides with plenty of natural light having oak effect laminate flooring, coved ceiling, power points, two radiators, TV point, and power points. Glazed double doors leading through to:

Kitchen/Dining Room: 12'4" x 8'7" (3.76m x 2.62m).

A good sized, extremely well fitted light and smartly presented kitchen/dining room with excellent range of white fronted matching base and wall mounted units with complimenting grey worktops and inset stainless steel single drainer sink unit with mixer tap.





Built in Hotpoint stainless steel oven with Smeg stainless steel four ring gas hob over, extractor fan. Built in Hotpoint stainless steel effect fridge/freezer and matching washing machine. Storage cupboard housing modern Worcester gas fired combination boiler supplying domestic hot water and central heating. Radiator ample power points. Double glazed window to front aspect and double glazed french doors with views to Ross-on-Wye and close by orchards. Oak effect flooring vertical blinds and halogen ceiling spotlights.

Bedroom: 12'4" x 9'8" (3.76m x 2.95m).

A beautifully presented bedroom, extremely well fitted with a range of cream shaker effect Sharps bedroom furniture including wardrobes with two mini radiators each end, storage, shelving, bedside cabinets. Venetian blind with double glazed window to side aspect with views to surrounding countryside. Radiator, coved ceiling, power points.

Bathroom: 8'8" x 4'10" (2.64m x 1.47m).

Having uPVC double glazed window to side aspect. Being beautifully presented with an excellent white suite having vanity unit with overhang wash hand basin with cupboards and drawers beneath and mixer tap. Concealed cistern low level WC, modern panelled bath with shower mixer. Oak effect laminate flooring, half tiled walls, coved ceiling, radiator, extractor fan, electric heated towel radiator and radiator.

Outside:

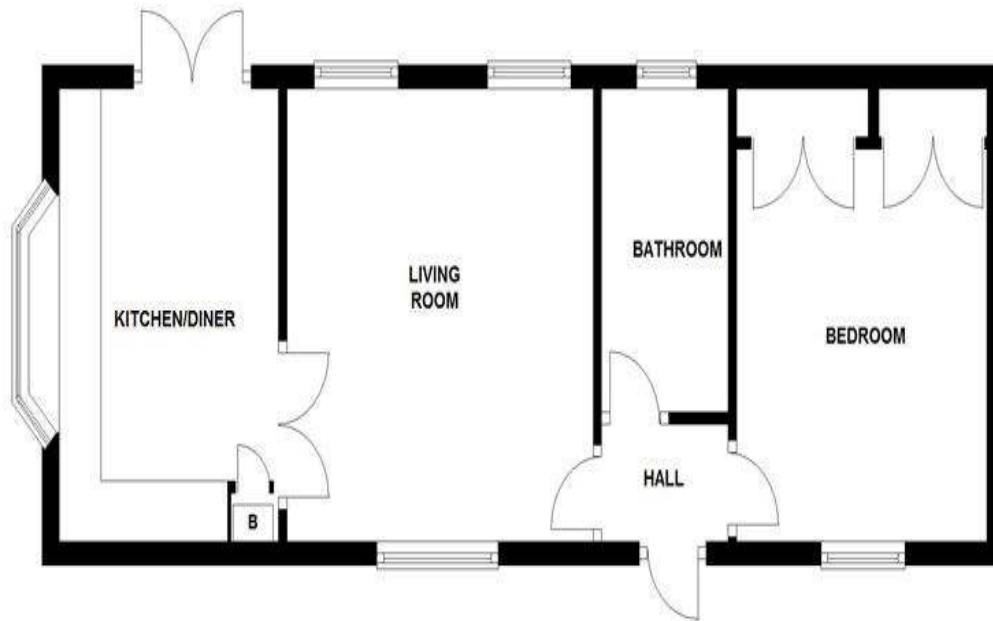
To the front of the property there is a small neat lawned area with raised feature. To the left hand side of the property a lawn extends with pathway leading to rear. To the right hand side of the property there is a block paved driveway with parking for two/three cars. To the rear there is a patio area and useful garden shed.

Directions:

From the centre of Ross-on-Wye proceed north on the A49 towards Hereford, after approximately 3 miles upon reaching the village Vine Tree Park will be found on the right hand side, turn into the park and follow the one way system around and the property can be found on left hand side.



GROUND FLOOR



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