



New Bungalow, 8 Twickenham Close, Hildersley, Ross-on-Wye, Herefordshire, HR9 7ZR.

Guide Price £360,000 Freehold

RICHARD BUTLER
SALES AND LETTINGS

An individually designed, high specification spacious two bedroom detached bungalow. With Large double Garage and generous garden. Situated in a small residential close of just seven other properties on the fringes of Ross-on-Wye. Ready for occupation.

- Fabulous open plan Living, Kitchen, Dining Room • Two Double Bedrooms • Target completion End of 2023
- Air Source Heating & Double Glazing • Family Bathroom • Large Double Garage • Generous Garden
- Fibre Broadband to the Property • Build Zone 10 Year Warranty

Twickenham Close is a small development of seven new four bedroom executive homes on the outskirts of the market town of Ross-on-Wye. Situated on its own private drive, off the A40, with easy access to the M50 and A40 dual carriageways providing good road links to the Midlands via the M5 and South Wales via the M4. The regional centres of Hereford and Gloucester are approximately 14 and 18 miles respectively.

Kitchen Area:

Shaker style Howdens kitchen with solid oak worktops with a breakfast bar. The kitchen has plenty of storage and LED undercounter lights. Appliances to include integrated Hotpoint fridge/freezer, oven and grill, dishwasher and induction hob. Under mounted one and a half bowl sink with a Franke tap. Pendant light above the breakfast bar.

Lounge Area:

Multiple double sockets and TV sockets for traditional or wall hung TV's. Velux window operated electrically via a remote control. Woodpecker parquet flooring. Three pane patio doors out to the patio area.





Bedrooms:

Two double bedrooms, the prospective buyer can choose their carpet supplied by developer FOC upon exchange of contract.

Bathroom:

Fitted with a modern bath with a conventional shower head and additional mixer. Stand alone sink with storage. Mandarin Stone tiles on wall and floor.

Hallway:

Woodpecker parquet flooring with integrated coir matt.
Linen Storage cupboard

Plant Room:

Holding area for condensing cylinder for air source pump, fuse board and more storage.

General Notes:

Woodpecker parquet flooring throughout the property with the exception of the carpet in the bedrooms and the tiled bathroom.

Spotlights are installed throughout the property.

Radiators throughout which are powered by a Valiant air source pump.

Property is extremely well insulated beyond building reg requirements.

Double glazing throughout, with a white finish internally and anthracite grey finish on the outside.



Garage

Permeable pavers driveway. The driveway is equipped to take two cars. Large double garage door.

Large area to the side of the garage which could house a motorhome, if required.

Internally, electric car charger. Lots of double sockets throughout. Double glazed side door.

Garden area

6ft fencing through providing privacy throughout

External water proof double socket

External tap

Patio slabs through the property.

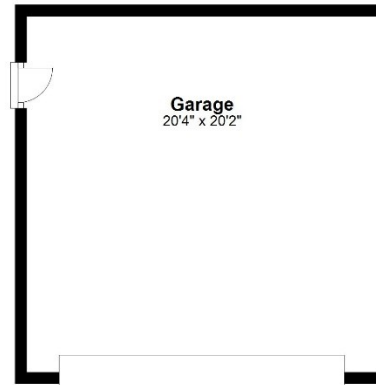
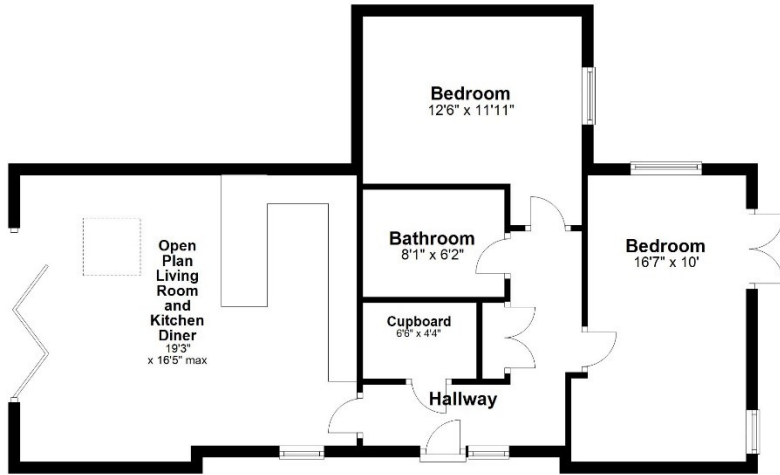
External lights on sensors for security and lighting.

Topsoil has been laid throughout the garden areas primed for the new owner to landscape the garden as they choose fit.

Directions: From the centre of Ross-on-Wye proceed along Gloucester Road to the roundabout, take the third exit onto the A 40 towards Gloucester. The development can be found a short distance on the right hand side immediately after the entrance to Chase View Veterinary Surgery.



Ground Floor
Approx. 777.0 sq. feet



Total area: approx. 777.0 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, all items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property
The Data Protection Act 1998. Please note that all personal information by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



01989 567979

15 Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BU
sales@richard-butler.co.uk richard-butler.co.uk

team
teamprop.co.uk

naea | propertymark
PROTECTED

The Property
Ombudsman

RICHARD BUTLER
SALES AND LETTINGS