



63 Garlands Road, Alvington, GL15 6BB

£285,000 Freehold

Three Bedrooms • Semi-Detached Property • Kitchen/Dining Room • Lounge • Conservatory • Utility and Cloakroom
• Gated Off Road Parking • Garden • Tucked Away Position



8 Broad Street, Ross-on-Wye, Herefordshire, HR9 7EA
Tel: 01989 763553 Email: rossonwye@bidmeadcook.co.uk
www.bidmeadcook.co.uk

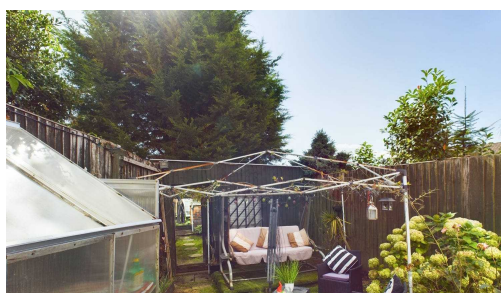
A three bedroom, semi-detached property situated in a tucked away position having gated off road parking and an enclosed rear garden. The accommodation comprises, to the ground floor, an entrance hall, open plan kitchen/dining room with French doors to the garden, lounge, conservatory, utility and cloakroom. To the first floor are three bedrooms and a bathroom with a four piece suite. Outside, wooden gated access leads into the parking area with block paved driveway and gravelled garden. Gated access at the side leads around to the rear garden which comprises a lawned area and artificial lawned seating areas, greenhouse, garden shed, all being enclosed by fenced boundaries.

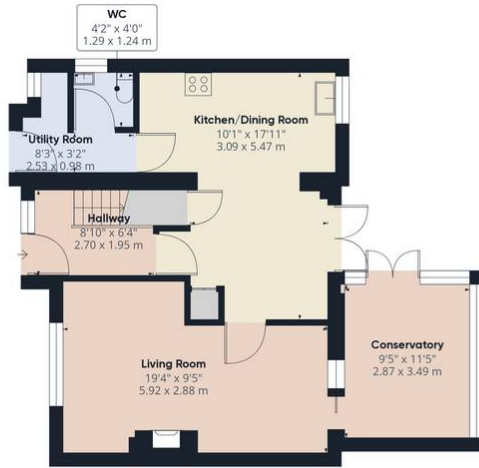


Council Tax band: B

Tenure: Freehold

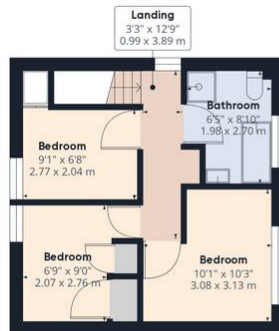
Energy Efficiency Rating: E





Ground Floor

Approximate total area⁽¹⁾
985.54 ft²
91.56 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217