



Lismore, Gloucester Road, Ross-on-Wye, HR9 5LR

£375,000



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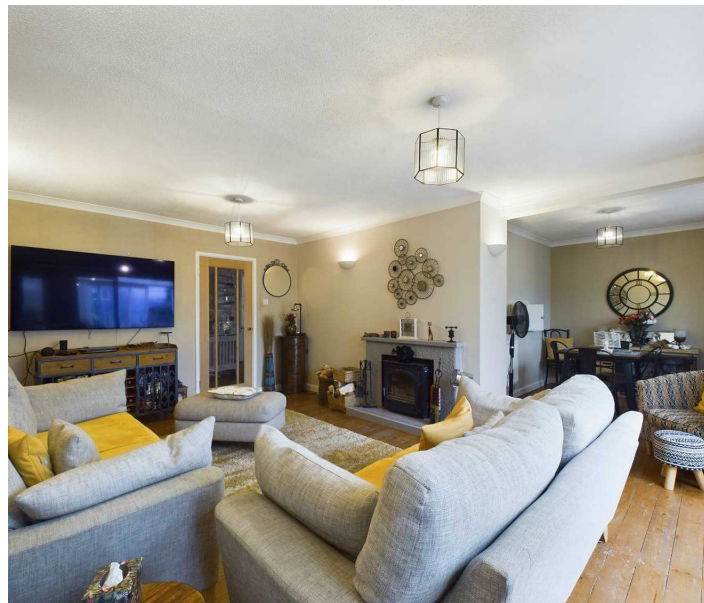
# Lismore Gloucester Road

## Ross-on-Wye

- Semi-Detached Bungalow
- Three Bedrooms
- Two Shower Rooms
- L-Shaped Lounge/Diner
- Conservatory
- Enclosed Garden with Two Timber Workshops

A three bedroom, semi-detached bungalow having pleasant enclosed gardens and being conveniently located for the town centre.

The accommodation comprises an entrance porch leading through to the entrance hall with understairs storage. Kitchen incorporating bespoke oak-fronted units and serving hatch through to the dining room. The open-plan living/dining room is L-shaped, having a wood-burning stove and patio doors to the conservatory which leads to the garden. There are two ground floor bedrooms and shower room. To the first floor is a shower room and the master bedroom with built-in wardrobes. Further benefits include double glazing and a gas central heating system.



Outside, to the front of the property is a shared pathway leading up to the paved front garden. Covered area to the side leads to the entrance porch, outside tap and lighting, timber workshop and gated access into the rear garden. The rear garden incorporates a patio seating area, wood store, level lawned garden with flower borders, hedged and fenced boundaries, pergola leading to the vegetable garden with timber workshop and raised planters..

Agents note: The pathway leading to the property is shared with the neighbouring property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

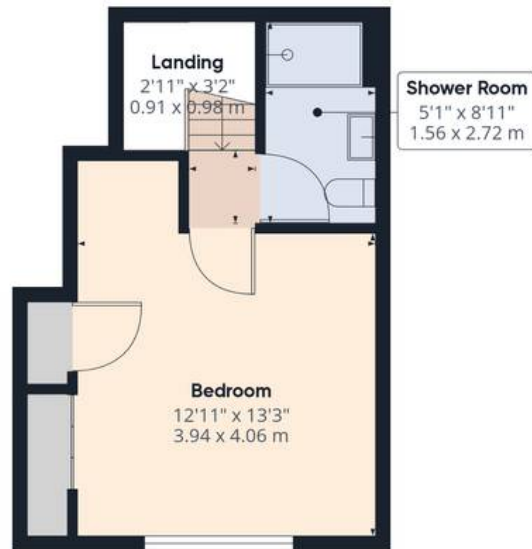
EPC Environmental Impact Rating: E







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1145.17 ft<sup>2</sup>

106.39 m<sup>2</sup>

(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.

GIRAFFE 360



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