



**Flat 2 Ivy House Estate, Ross-On-Wye HR9 7SN**

**£184,950**

**np**  
naylor powell

## Flat 2 Ivy House Estate, Ross-On-Wye HR9 7SN

• Village location • 2 double bedrooms • Double tandem garage and parking • Ideal buy to let investment • Potential rental income of £725 pcm • No chain • EPC 55

**£184,950**



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### Accommodation

The front door to the property is accessed via a communal hall. Within the property is a spacious hallway with a window overlooking the side of the property and a practical storage cupboard. To the left of the entrance hall is the kitchen which has a range of wall and base mounted units with a laminate worktop. Laminate, oak effect flooring extends from the kitchen and through the hallway. There is a large window overlooking the rear of the property and a practical storage cupboard which houses the hot water cylinder.

Leading back through the hallway, you will find the living room which has a front aspect window and a door which leads to a bedroom.

This bedroom has two windows to the front and side aspect. The second bedroom is another lovely, bright room with two windows to the side and rear aspect.

To complete the accommodation is a bathroom with an obscured window to the rear. The white suite comprises a bath with electric shower above, WC and wash hand basin.

Throughout the home are traditional thumb latch doors.

### Outside

The rear garden is accessed via a communal path. The lawn area has various shrubs and bushes, and a lovely, decked area for seating.

There is a communal driveway with dedicated parking, giving access to a double tandem garage with up and over door, with power.

### Location

Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home may quinine. The village has a bus service and good motorway links to the M50 and M5.

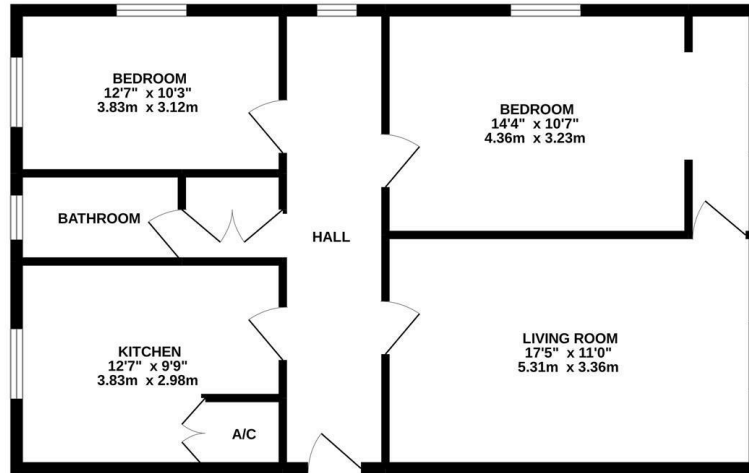
### Tenure, services and Local Authority

Leasehold. Approx. 89 years remaining.

Charges £405.10 to include ground rent, shared electric for the year and buildings insurance.



GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

