



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Offered with NO ONWARD CHAIN, this unique THREE-BEDROOM DETACHED PROPERTY is set on a large plot with generous gardens stretching over the River Wye and within walking distance of the town centre. The accommodation comprises a porch, entrance hall, living room with multi-fuel burner, dining room, fitted kitchen, ground floor WC, three bedrooms, and a bathroom. Externally, there is a gated OFF-ROAD PARKING, timber decking and patio seating areas, a LARGE LAWNED GARDEN accessed via a timber footbridge over the River Wye, and a woodland area housing a timber garage and shed. The property offers excellent potential to improve or extend (subject to planning permission).

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**PORCH**

Double doors with obscured glass windows and tiled flooring.

**ENTRANCE HALL**

Double glazed window, radiator, and tiled flooring.

**LIVING ROOM**

11'10 x 14'4 (3.61m x 4.37m)

Double glazed windows, multi-fuel burner, and radiator.

**DINING ROOM**

14'6 x 12'5 (4.42m x 3.78m)

Double glazed windows and radiator.

**INNER HALLWAY**

Tiled flooring.

**WC**

WC with push flush and tiled flooring.

**KITCHEN**

14'1 x 9'6 (4.29m x 2.90m)

Stable door, two windows, fitted wall and base units, stainless steel sink and drainer with mixer tap, space for a cooker, radiator, and stairs to the first floor.

**FIRST FLOOR LANDING**

Window and loft access.

**BEDROOM ONE**

14'6 x 12'5 (4.42m x 3.78m)

Double glazed windows, radiator, and enclosed shower cubicle with electric shower fitting.

**BEDROOM TWO**

11'8 x 14'3 (3.56m x 4.34m)

Double glazed windows, radiator, and built-in cupboard.

**BEDROOM THREE**

7'1 x 9'10 (2.16m x 3.00m)

Double glazed windows, radiator, and built-in cupboard.

**BATHROOM**

6'7 x 6'11 (2.01m x 2.11m)

Double glazed windows, bath with shower fitting over, WC, pedestal wash basin, radiator, and part-tiled walls.

**EXTERIOR**

Externally, the property boasts a gated off road parking to the front, a raised timber decked seating area to the side and rear overlooking the mature gardens, and a veranda with outside WC. The gardens include a lawned area to the side,

with steps leading down to a further large lawned garden accessed via a timber footbridge over the River Wye. To the rear is a woodland area housing a timber garage and stable

**NOTES**

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

