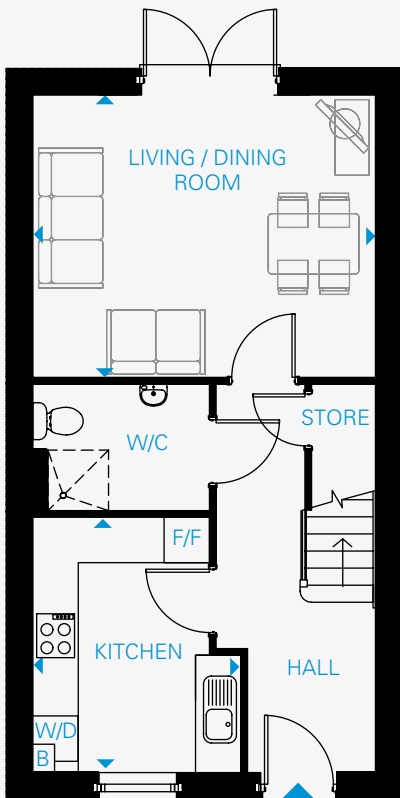


St. Mary's Village

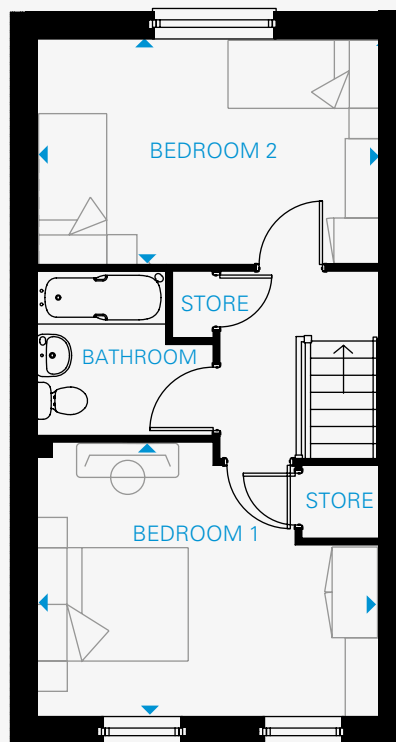
Ross on Wye, HR9 7WQ



Ogmore Two Bedroom Shared Ownership Houses



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

B - Boiler
F/F - Space for Fridge/freezer
W/D - Space for Washer/Dryer

* Plot 202 & 204 are handed

Plot Nos. 201, 202*, 203 & 204*

TOTAL AREA: 82.5 SQ M 888 SQ FT

LIVING / DINING ROOM	4.58m x 3.77m	15' 0" x 12' 4"
KITCHEN	3.41m x 2.79m	11' 2" x 9' 2"
BEDROOM 1	4.58m x 3.67m	15' 0" x 12' 0"
BEDROOM 2	4.58m x 3.02m	15' 0" x 9' 11"



0800 118 2469



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The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



St. Mary's Village

Ross on Wye, HR9 7WQ



Site Plan





St. Mary's Village Plot Locator

-  Two Bedroom Houses
-  Three Bedroom Houses
-  Edenstone Homes
-  Rented Homes



For further information call or visit:

 0800 118 2469

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St. Mary's Village

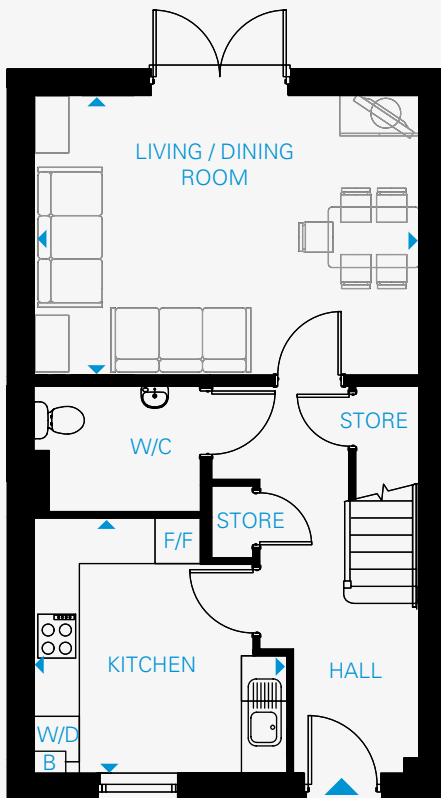
Ross on Wye, HR9 7WQ



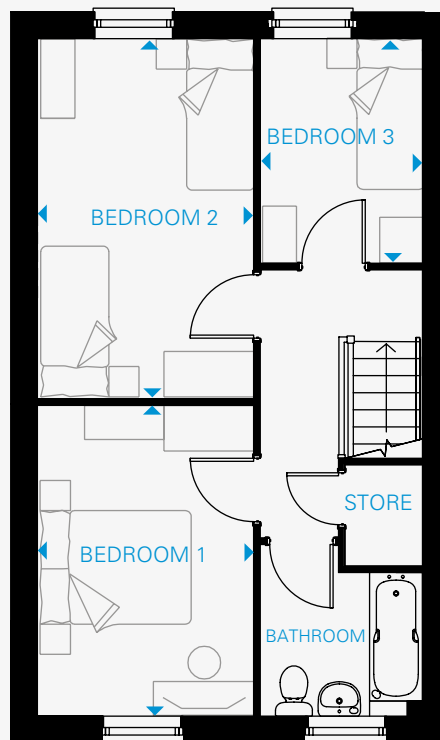
Wye Three Bedroom Shared Ownership Houses



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

B - Boiler
F/F - Space for Fridge/freezer
W/D - Space for Washer/Dryer

*Plot 199, 200 & 206 are handed

Plot Nos. 198, 199*, 200*, 205 & 206*

TOTAL AREA: 92.6 SQ M 997 SQ FT

LIVING / DINING ROOM	5.14m x 3.74m	16' 11" x 12' 3"
KITCHEN	3.41m x 3.38m	11' 2" x 11' 1"
BEDROOM 1	4.15m x 2.90m	13' 7" x 9' 6"
BEDROOM 2	4.80m x 2.90m	15' 9" x 9' 6"
BEDROOM 3	3.01m x 2.18m	9' 10" x 7' 2"

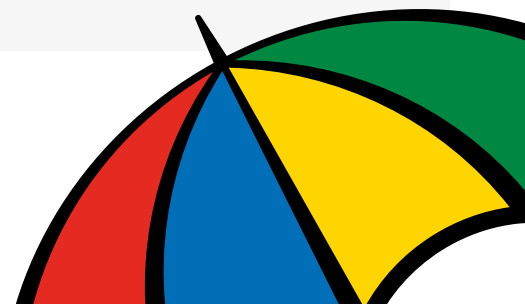


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St. Mary's Village

Ross on Wye, HR9 7WQ




Site Plan



St. Mary's Village Plot Locator

-  Two Bedroom Houses
-  Three Bedroom Houses
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St. Mary's Village

Ross on Wye, HR9 7WQ



Image indicative of a
Legal & General Affordable Homes
Show home

Specification

Kitchen

- Contemporary kitchen with brushed chrome handles.
- Under unit lighting, soft close and cutlery tray included
- Oak effect laminate worktops and matching upstands
- Glass splashback to hob
- Franke stainless steel sink with Bristan chrome mixer tap
- Electric single oven, ceramic hob and integrated hood
- Space for fridge/freezer
- Space and plumbing for washing machine
- Removable base unit with plumbing for dishwasher
- installation
- Integrated eco bin
- Gas combination boiler in housing

Cloakroom

- Contemporary white Roca close coupled toilet and basin with Bristan chrome taps
- Splashback tiling to basin

Bathroom

- Contemporary white Roca bathroom suite with thermostatic shower over bath and glass shower screen
- Porcelanosa full height wall tiling to bath and shower area with splashback tiling to basin
- Bristan chrome mixer tap to basin
- Chrome heated towel rail
- Mirror

Flooring

- Vinyl flooring to kitchen, bathroom and cloakroom
- Carpet to hall, stairs, landing, lounge/diner and bedrooms

General

- Ceilings painted in matt white, walls painted in natural hessian
- Architraves and skirtings painted white
- White six panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- Wardrobe to master bedroom
- UPVC double glazed windows
- Two parking spaces
- NHBC 12 year build warranty


Electrical


- Door bell
- Track light to kitchen
- Light to bathroom
- Pendant lighting to hall, landing, lounge/diner and bedrooms
- White sockets and switches throughout
- Shaver socket to bathroom
- BT and TV point to lounge
- Smoke detector and carbon monoxide detector
- Extractor fan to cloakroom and bathroom
- Car charging point to plot 17

External

- Paved patio area
- Turf to rear garden
- Outdoor light to front and rear elevations
- 1.8m high timber fencing to rear gardens
- Outside tap

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* Please ask sales consultant for plot specific arrangements



St. Mary's Village

Ross on Wye, HR9 7WQ



How to find us




The development lies just off the A40/A449 'Over Ross Roundabout' at the end of the M50, sometimes called the 'Ross spur' or the 'Ross motorway' which links the area to the M5 motorway and the rest of the UK motorway network.

The nearest railway station is Ledbury on the Cotswold Line, although Gloucester is more convenient, with a much better bus connection with Ross on Wye, and is a major interchange on the national rail network.

For further information call or visit:

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