



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



Ashview Third Avenue, Greytree, Ross-On-Wye, HR9 7HS

£240,000



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A three bedroom semi-detached dormer bungalow in need of modernisation, having been previously extended to the rear. Accommodation includes hallway, living room, dining room, kitchen, bedroom and shower room on ground floor, two further bedrooms on the first floor. The property sits in an elevated position on the edge of Ross enjoying far reaching views to the west, towards the end of a quiet cul-de-sac.

Porch

UPVC double glazed window to front, light, uPVC double glazed door, door to:

Inner Hallway

Radiator, light, door to:

Hall

Telephone point, power points, light, stairs to first floor, sliding door to outside, door to:

Living Room 11'10" x 13'11" (3.61m x 4.24m)

Power points, light, fireplace, open plan to Dining Room, open plan to:

Sitting Room 13'5" x 12'11" (4.09m x 3.94m)

Double radiator, power points, light, uPVC double glazed double door with side panels.

Dining Room 11'11" x 8'7" (3.62m x 2.62m)

Window to side, radiator, tiled floor, TV points, power points, light, door to:

Kitchen 13'5" x 8'11" (4.09m x 2.71m)

Fitted with a range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink unit, wall mounted gas boiler, space for fridge/freezer, eye level electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, uPVC double glazed door.

From the Hall doors lead to:

Bedroom 1 13'7" x 8'11" (4.13m x 2.73m)

UPVC double glazed window to front, double radiator, power points, light, doors to storage cupboards, one having a radiator.

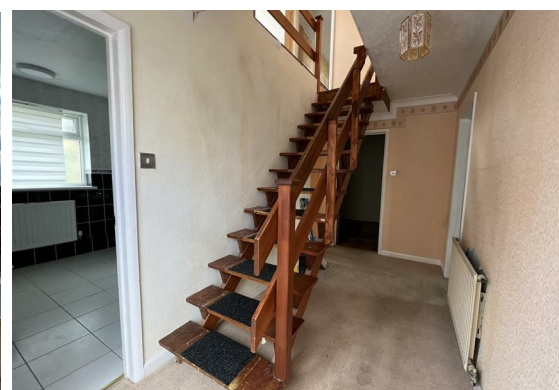
Shower Room 9'6" x 7'5" (2.90m x 2.26m)

With tiled shower enclosure, pedestal wash hand basin, low-level WC, heated towel rail, uPVC frosted double glazed window to front, radiator, tiled floor, light.

Landing

Window to front, light, door to storage cupboard, doors to:





Bedroom 2 17'1" x 11'5" (5.20m x 3.48m)

UPVC double glazed window to rear, two radiators, power points, light.

Bedroom 3 17'1" x 10'10" (5.20m x 3.30m)

UPVC double glazed window to rear, two radiators, power points, light, opening to storage cupboard.

INDEPENDENT FINANCIAL ADVICE

We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band C, £2,029.68 (2022/23)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

TENURE

Freehold

VIEWING ARRANGEMENTS

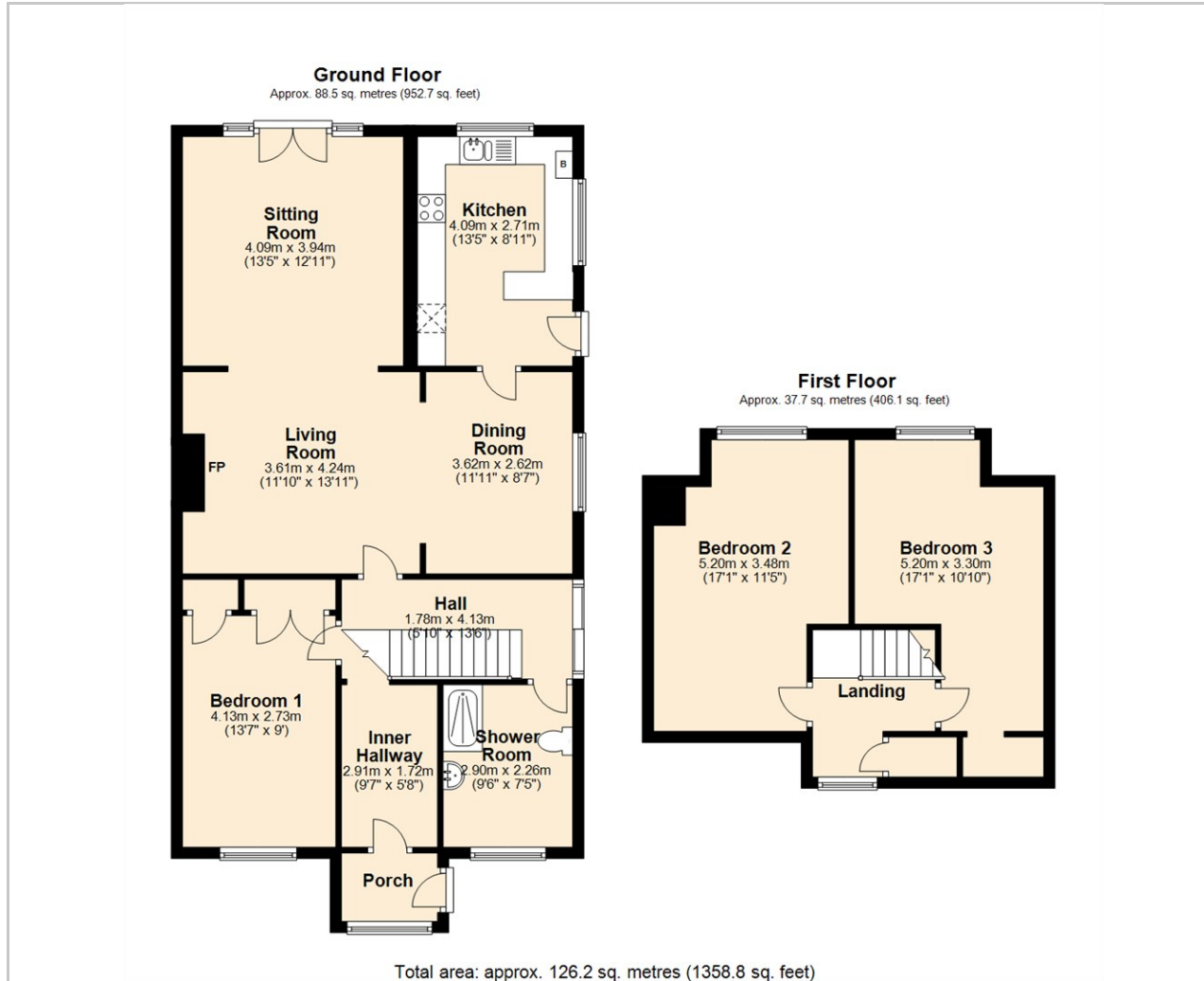
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From our town centre office proceed down Broad Street and at the mini-roundabout take the first exit into Greytree Road. Follow this road, into Homs Road, under the road bridge, around the sharp right hand bend and continue up the hill, taking the fourth left turn into Third Avenue. The property will be found towards the furthest end on the left hand side.



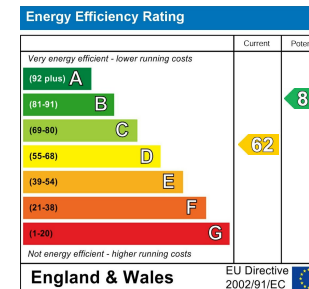
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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RELAX, YOU ARE IN SAFE HANDS

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