



BRITISH
PROPERTY
AWARDS
2022
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT
IN ROSS-ON-WYE

A vertical badge on the right side of the image. At the top is the Union Jack flag. Below it is the text 'BRITISH PROPERTY AWARDS' in white on a dark background. Underneath is '2022' and five stars. A yellow horizontal bar contains the text 'GOLD WINNER'. At the bottom, in a dark grey banner, it says 'ESTATE AGENT IN ROSS-ON-WYE'.

5 Church Place Place, Church Road, Cinderford, GL14 2DF

£109,000



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Situated just half a mile from the town centre this modern ground floor apartment enjoys a pleasant outlook to the rear and offers spacious accommodation. The present owner has carried out a number of improvements including replacement uPVC double glazed windows, newly fitted bathroom and a new kitchen and flooring. To the rear of the property is a car park providing allocated parking.

Entrance Hall

Door to storage cupboard, door to:

Kitchen/Breakfast Room 10'5" x 11'6" (overall max dimensions) (3.19m x 3.51m (overall max dimensions))
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, eye level electric oven, four ring electric hob with extractor hood over, uPVC frosted double glazed window to front, electric storage heater, power points, light. Door to:

Inner Hallway

Light, doors to:

Living Room 14'2" x 11'6" (overall max dimensions) (4.32m x 3.51m (overall max dimensions))

UPVC double glazed window to rear, TV point, power points, light.

Bedroom 1 12'3" x 11'3" (overall max dimensions) (3.75m x 3.44m (overall max dimensions))

UPVC double glazed window to rear, electric radiator, power points, light, double doors to built-in wardrobes.

Bathroom

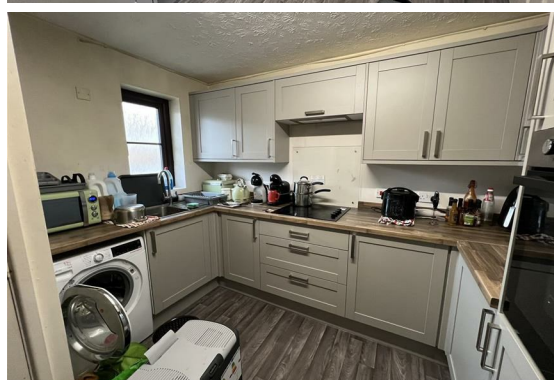
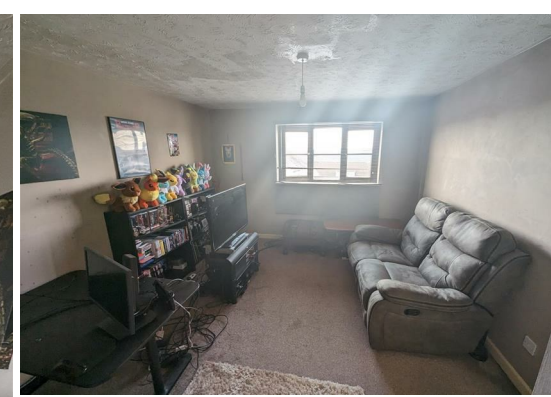
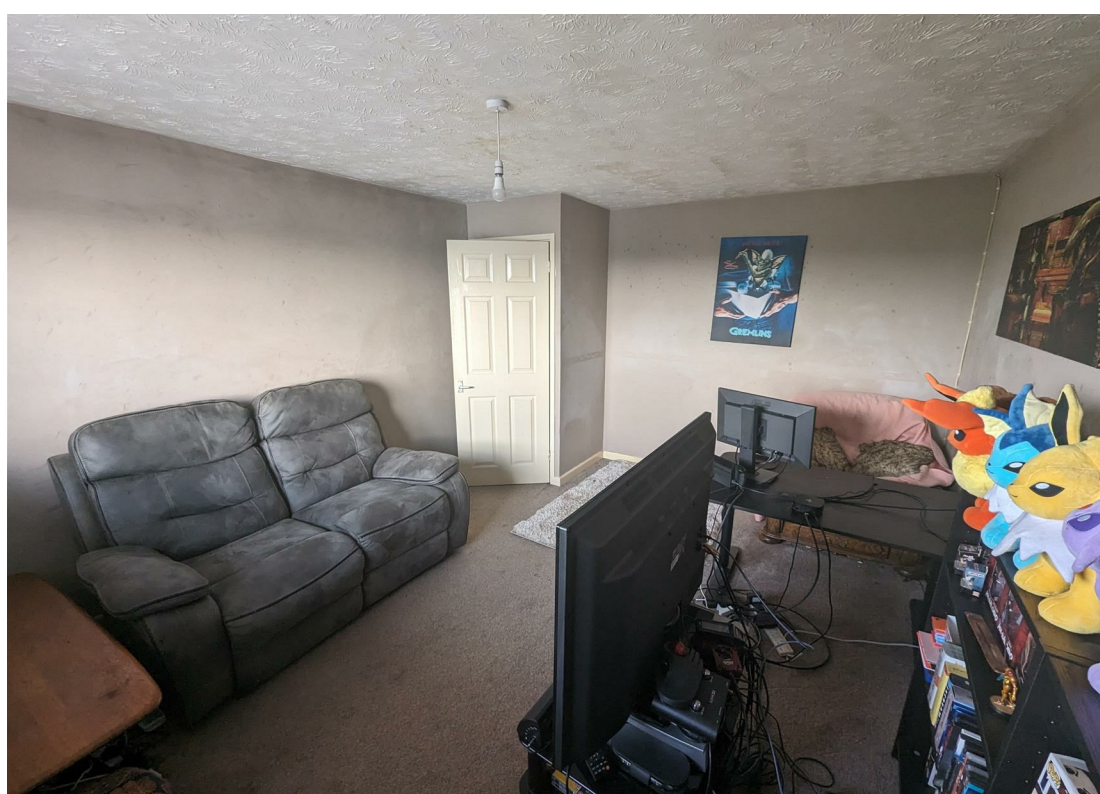
With shower bath with electric shower over and glass screen, vanity wash hand basin with cupboard under, low-level WC, heated towel rail, extractor fan, door to linen cupboard, door to airing cupboard housing insulated hot water cylinder with immersion heater.

Outside

To the rear of the property there is a car parking area with allocated parking for each property.

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

Forest of Dean District Council, 01594 810000. Band A, £1,474.23 (2023/24)

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

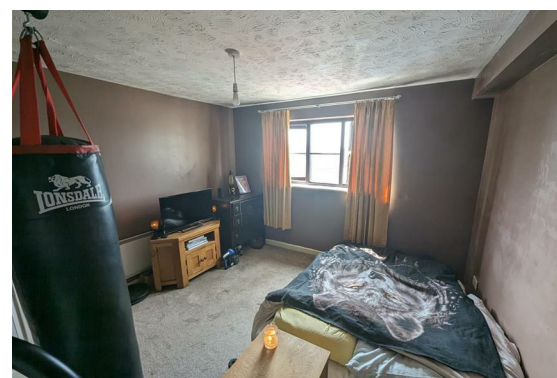
Leasehold. 999 years, believed to have started in 2017, £360 annual ground rent.

VIEWING ARRANGEMENTS

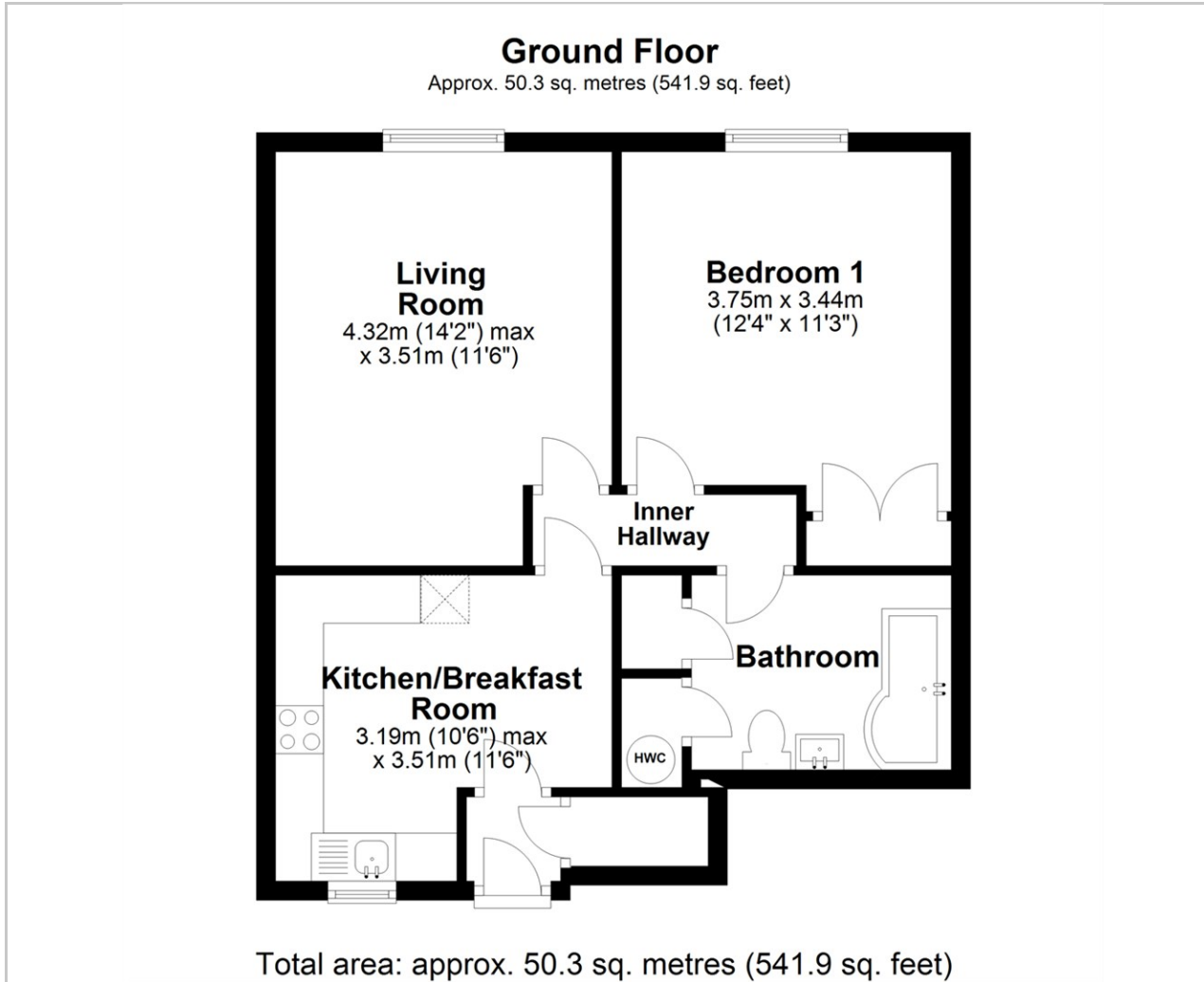
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

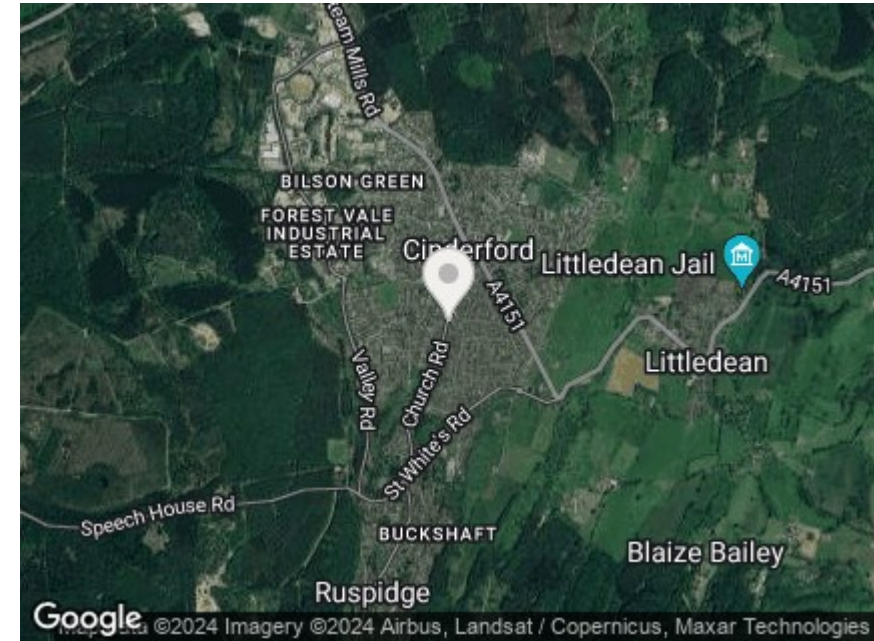
From the centre of Cinderford proceed along Market Street, into Commercial Street and continue into Church Road. The property will be found after a short distance on the right hand side, virtually opposite Flaxley Street.



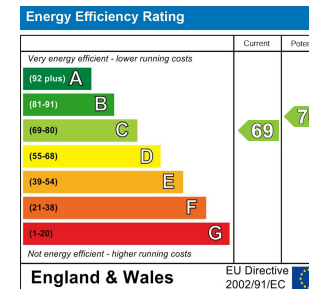
Floor Plan



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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GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

**RELAX,
YOU ARE IN
SAFE HANDS**



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