



Trivett Hicks

www.trivett-hicks.com

ROSS ON WYE
01989 768 666
trivett-hicks.com

Estate Agents
Lettings
Property Management



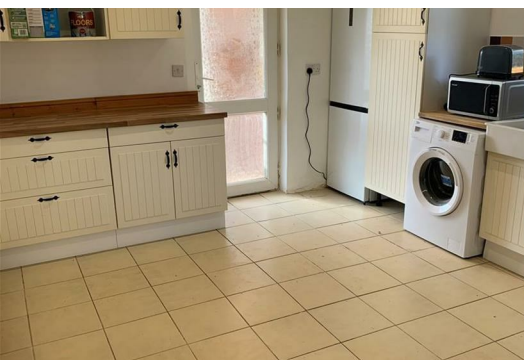
1 Springfield Road

, Ross-On-Wye, HR9 7EX

£1,100 Per Calendar Month



A spacious semi-detached house which has been recently updated by the Landlord. The accommodation comprises good size living room with aspects both front and rear, sun room, good size kitchen/breakfast room and bathroom on the ground floor as well as four bedrooms, with a separate WC, on the first floor. Outside there is a good size area to the front providing off road parking, a side access with storage and a rear patio and lawned garden.



SPECIAL CONDITIONS

Pets are considered please call for further information

COUNCIL TAX

Band B Amount Payable £1862.97 (2024/25)

LOCAL AUTHORITY

Herefordshire Council, 01432 260000.

RESERVATION FEE & DEPOSIT

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

TO VIEW

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

DIRECTIONS

From our town centre office proceed down Broad Street, into Brookend Street and continue straight ahead at the mini-roundabouts. Then take the next left turn into Brampton Street and continue up the hill into Brampton Road. Towards the top take the right turn into Springfield Road where the property will be noticed after a short distance on the right hand side.

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.

IDENTIFICATION

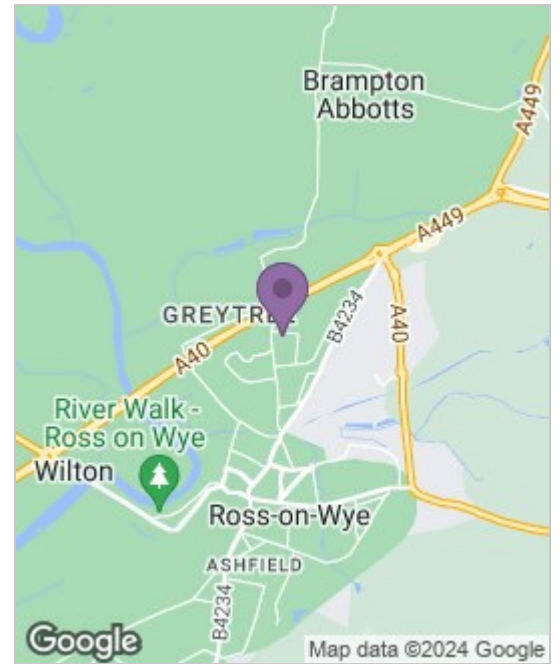
In order for the referencing process to commence, formal Identification is required. All adults living in the property will be required to provide Trivett Hicks with at least one of the following accepted documents:

British/Irish Citizens - UK PASSPORT

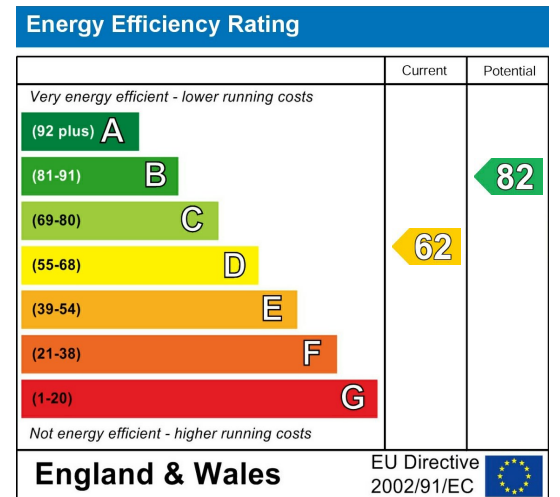
Non British/Irish Citizens - Share Code and original Immigration Documents (passport, travel document, immigration status document endorsed by the Home Office confirming leave to remain in the UK). If you cannot use a share code and immigration documents you may be able to use other documents to prove your right to rent.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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