



BRITISH
PROPERTY
AWARDS

2022

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



The Cider Mill Phocle Green, Ross-On-Wye, HR9 7TN

£330,000



The Cider Mill Phocle Green, Ross-On-Wye, HR9 7TN

A period property located on the outskirts of the village of Phocle Green. This delightful semi-detached house boasts a spacious reception room, good size kitchen and cloakroom on the ground floor as well as three bedrooms and a bathroom on the first floor. The property benefits from oil fired heating as well as replacement uPVC double glazed windows but would benefit from some updating internally offering a purchaser the opportunity to put their own stamp on the property by refitting the kitchen or bathroom, for example.

The property features a good size rear garden with a sunny south-westerly aspect. To the side of the property is a open fronted garage, offering scope for extension to the existing accommodation (subject to planning). To the front there is parking suitable for a number of vehicles.

Nestled along a shared farm track, this property offers a secluded location with an outlook across neighbouring farmland whilst also offering convenient access to the M50/A449 road network.

Entrance Hall

Radiator, telephone point, power points, light, stairs to first floor with under-stairs storage cupboard, doors to:

Living Room 17'7" x 6'7" (5.36m x 2.00m)

Two uPVC double glazed windows to front, fireplace with brick surround and wood burning stove, radiator, double radiator, power point, lights, exposed beams, uPVC double glazed double doors to rear.

Kitchen 9'11" x 13'7" (3.03m x 4.13m)

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, electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, power points, exposed ceiling beams, light, door to rear garden.

WC

Wash hand basin, low-level WC, light.

Landing

Velux skylight, radiator, exposed beams, access to roof space, light, doors to:

Bedroom 1 8'10" x 13'11" (2.68m x 4.23m)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, laminate flooring, power points, light, exposed beams.

Bedroom 2 8'10" x 13'5" (2.68m x 4.09m)

UPVC double glazed window to rear, radiator, power points, light, exposed beams.

Bedroom 3 8'5" x 9'7" (2.57m x 2.93m)

UPVC double glazed window to front, radiator, power points, light, exposed beams.





Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, uPVC frosted double glazed window to side, light.

Outside

To the front of the property is an area providing parking as well as access to the open-fronted garage 5.26m x 2.39m (17'3" x 7'10"). Steps lead up to a paved frontage, to the side of which is a small lawned garden. To the rear of the property is a paved patio providing a great seating area, beyond which is the lawned garden which is enclosed by mature trees and hedging. To one corner is the oil storage tank.

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, £2,062..82 (2024/25)

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

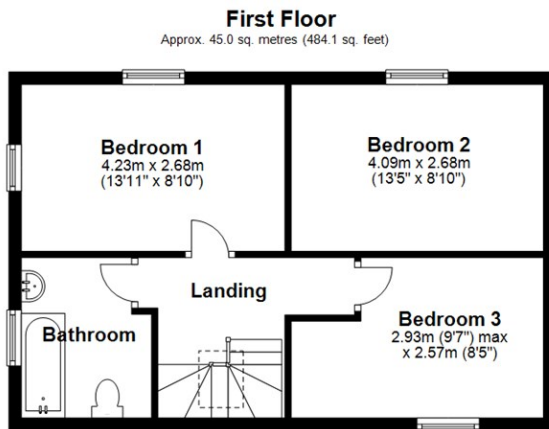
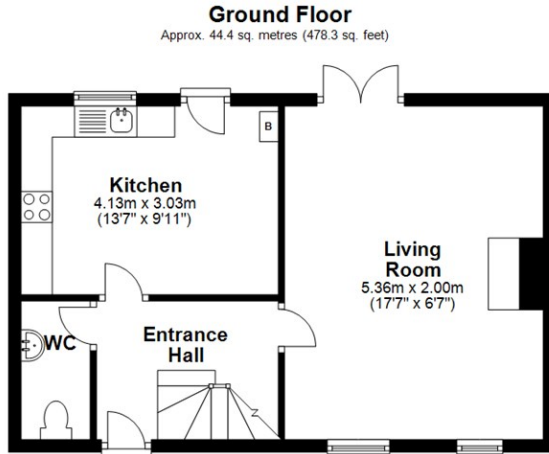
VIEWING ARRANGEMENTS

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 out of town along Broad Street, Brookend Street and Ledbury Road. At the 'Labels' roundabout take the third exit onto the A449 then at the next roundabout take the second exit onto the B4221 and continue for just under one mile, taking the right turn at the crossroads in Phocle Green. Continue for one third of a mile and immediately before the motorway bridge turn left onto a farm track, follow this track running parallel to the M50 and then bear left where the property will be found on the left hand side.

Floor Plan

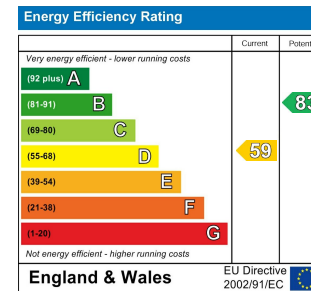


Total area: approx. 89.4 sq. metres (962.4 sq. feet)

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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