



**BRITISH
PROPERTY
AWARDS**

2022

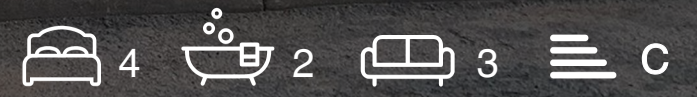
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

32 Redwood Close, Ross-On-Wye, Herefordshire, HR9
5UD

Offers Over £500,000



32 Redwood Close, Ross-On-Wye, Herefordshire, HR9 5UD

An exceptionally well presented detached family home that has been enormously modernised and improved by the current owners. Works undertaken have incorporated both cosmetic as well as structural and functional elements of the house and include extensions, re-wiring, re-plumbing, new bathroom suites, new kitchen and utility, new flooring and extensive redecoration internally and externally. A detailed list of works along with dates can be provided if more information is desired.

In summary, the accommodation comprises three reception rooms, a living room, dining room and study as well as kitchen, utility and cloakroom on the ground floor whilst on the first floor there are four bedrooms, the master bedroom featuring a dressing area and ensuite shower room, and family bathroom.

The property stands on a reasonable size plot with gardens to the front and rear as well as a detached garage and driveway to the side.

This property truly deserves an internal viewing to fully appreciate the depth of work that has been invested to create this wonderful home.

Porch

UPVC double glazed window to front, tiled floor, light, door to:

Entrance Hall

Radiator, oak flooring, power points, light, oak staircase, doors to:

WC

With fitted bathroom units, wash hand basin, low-level WC, radiator, oak flooring, light.

Living Room 15'5" x 11'11" (4.70m x 3.62m)

UPVC double glazed window to front, radiator, oak flooring, TV point, telephone point, power points, light, opening to:

Dining Room 11'11" x 10'0" (3.62m x 3.04m)

uPVC double glazed window to side, skylight, radiator, tiled flooring, TV point, power points, light, roof light, uPVC double glazed double door with glazed side panels to rear, opening to:

Kitchen 8'7" x 18'8" (2.61m x 5.68m)

Fitted with a matching range of base and eye level units with worktop space over, separate breakfast bar, twin bowl ceramic sink unit, integrated dishwasher, electric range cooker with five ring induction hob and triple oven, extractor hood over, two uPVC double glazed windows to rear, tiled flooring, power points, ceiling spotlights, opening to Utility and to:

Study 9'3" x 9'0" (2.83m x 2.75m)

Radiator, tiled flooring, power points, light, door to Entrance Hall.

Utility 9'6" x 10'4" (2.89m x 3.16m)

Fitted with a matching range of base and eye level units with worktop space over, integrated washing machine, integrated tumble dryer, side-by-side fridge/freezer, radiator, tiled flooring, power points, ceiling spotlights, uPVC double glazed door to side.

Landing

UPVC double glazed window to front, radiator, power points, light, door to airing cupboard housing gas combination boiler. Doors to:

Bedroom 1 8'6" x 10'1" (2.59m x 3.08m)

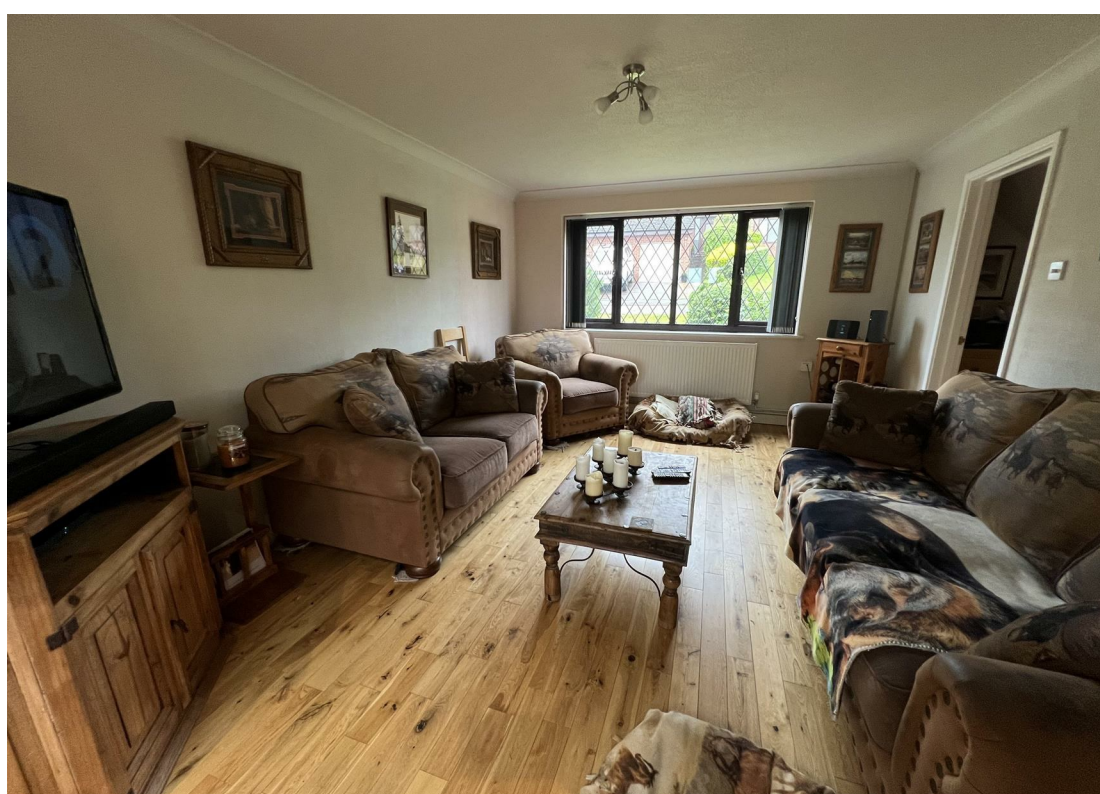
UPVC double glazed window to rear, radiator, oak flooring, power points, light, vaulted ceiling with exposed beams and roof light.

Dressing Area 8'7" x 6'6" overall max (2.64m x 2.00m overall max)

Oak flooring, power points, light, door to:

En-suite

With fitted bathroom furniture offering storage, wash hand basin, large shower enclosure with glass screen, WC, heated towel rail, extractor fan, illuminated BT radio mirror.





Bedroom 2 8'5" x 8'1" plus 9'3" x 8'7" (2.59m x 2.47m plus 2.84m x 2.63m)
UPVC double glazed window to rear, radiator, oak flooring, TV point, power points, light, vaulted ceiling with exposed beams and roof light.

Bedroom 3 9'4" x 10'5" (2.84m x 3.18m)
UPVC double glazed window to rear, radiator, TV point, power points, light, mirrored triple sliding door to built in wardrobe.

Bedroom 4 5'11" x 9'1" (1.81m x 2.78m)
UPVC double glazed window to front, radiator, power points, light.

Bathroom
With fitted bathroom furniture providing useful storage, wash hand basin with illuminated BT radio mirror above, shower enclosure with glass screen, low-level WC, extractor fan, uPVC frosted double glazed window to front, single radiator.

Outside
To the front of the property an open plan garden is laid mostly to lawn with steps framed by sleepers and with discreet lighting to the front door. To the side a block paved drive leads to the garage and provides access, via a personal gate, to the rear garden where a paved patio provides a good size seating area. Beyond this the garden is laid to lawn which slopes gently down to a gravelled border and a lower timber decked terrace. A garden shed to one side provides useful storage.

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 E, £2,927.53 (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

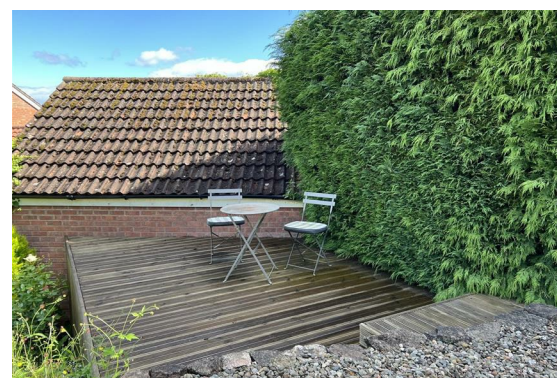
Freehold

VIEWING ARRANGEMENTS

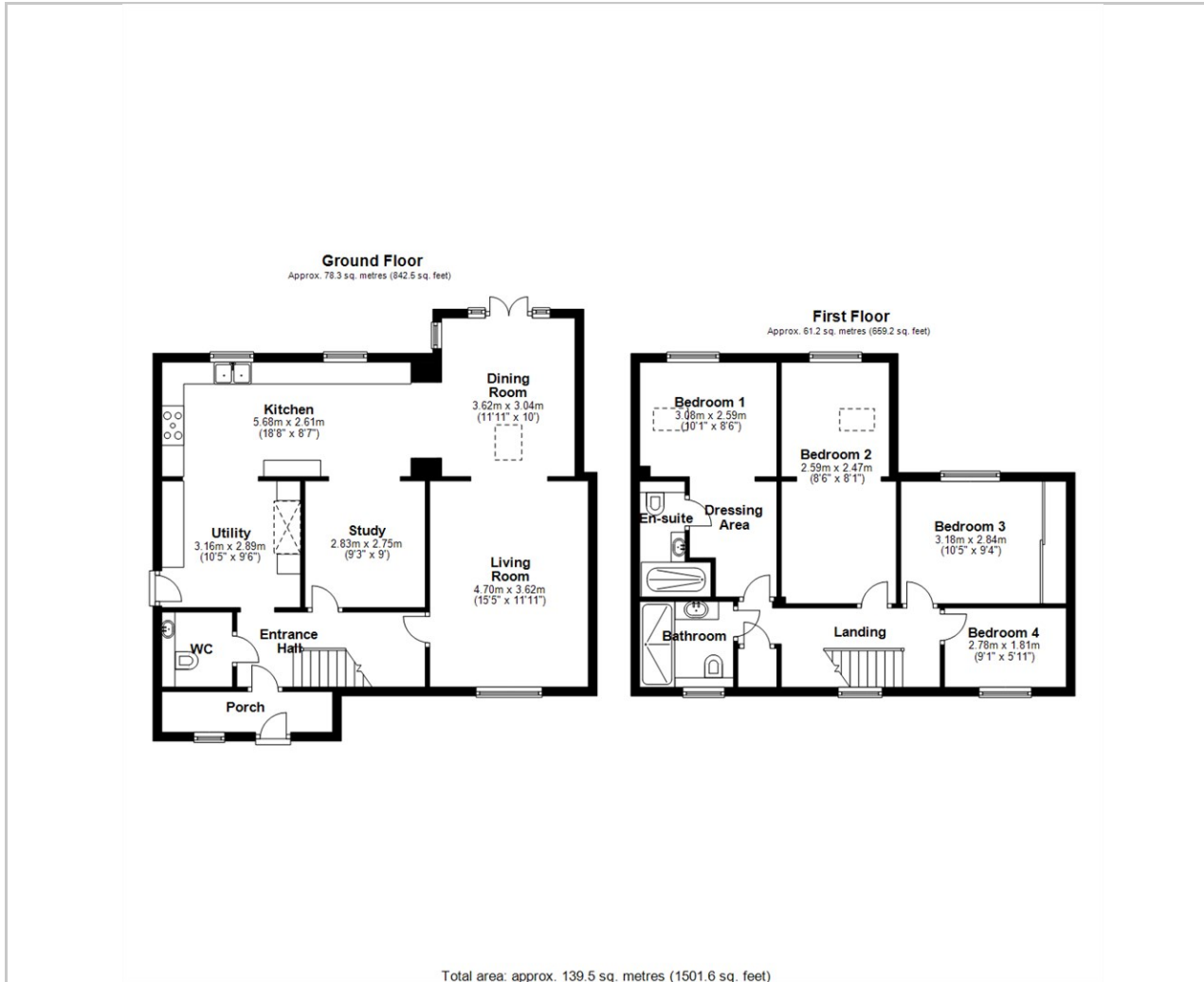
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From Ross town centre proceed to the south, along Copse Cross Street and with the Prince of Wales directly ahead bear right into Archenfield Road. Continue for 0.6 mile then turn left into Roman Way. Next turn right into Lincoln Hill then take the next left into Redwood Close. Follow the road to the right, continuing into the cul-de-sac on the right where the property will be found on the right hand side.



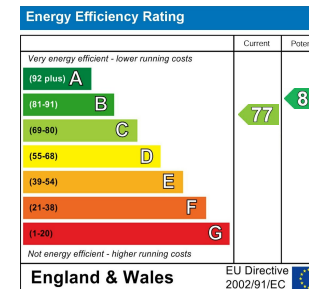
Floor Plan



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.



Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY