



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



3 Brampton Avenue, Ross-On-Wye, HR9 7EW

£189,950



### 3 Brampton Avenue, Ross-On-Wye, HR9 7EW

A mid-terraced house which has been in the same family for many decades and now offers a wonderful opportunity for modernisation and alteration (subject to any consents required) and is offered with immediate vacant possession. The property is situated in a cul-de-sac, approximately half a mile to the north of the town centre of Ross-on-Wye and offers three bedrooms, bathroom, WC, living room, kitchen and utility as well as gardens to the front and rear of the property.

#### Entrance Hall

Aluminium double glazed entrance door, aluminium double glazed window, radiator, light, stairs to first floor, doors to:

#### Living Room 17'11" x 10'8" (5.46m x 3.24m)

Aluminium double glazed windows to front and rear, two radiators, telephone point, TV point, power points, light, gas fire.

#### Kitchen 10'5" x 10'7" (3.17m x 3.23m)

Base units, stainless steel sink unit, plumbing for washing machine, uPVC double glazed window to rear, radiator, power points, light, door to Pantry with double glazed window to rear, and door to:

#### Utility 7'2" x 7'3" (2.19m x 2.20m)

Power points, light, aluminium double glazed door to outside, door to:

#### Cupboard

#### Landing

Aluminium double glazed window to rear, radiator, light, door to Airing Cupboard housing Worcester boiler, doors to:

#### Bedroom 1 12'2" x 10'3" (3.70m x 3.13m)

Aluminium double glazed window to front, radiator, power points, light, door to over-stairs storage cupboard.

#### Bedroom 2 9'9" x 10'8" (2.97m x 3.26m)

Aluminium double glazed window to front, radiator, power points, light, door to storage cupboard.

#### Bedroom 3 7'10" x 7'4" (2.40m x 2.24m)

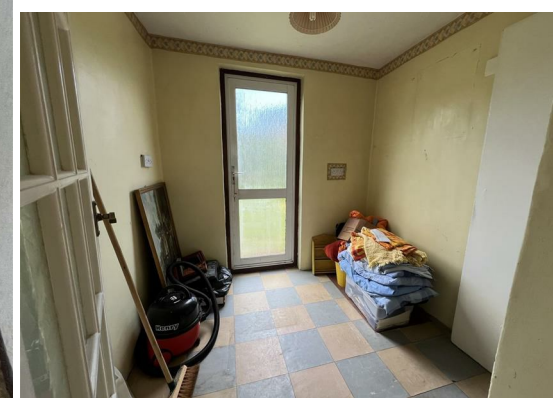
Aluminium double glazed window to rear, radiator, power points, light.

#### Bathroom

With panelled bath and pedestal wash hand basin, frosted double glazed window to rear, radiator, light.

#### WC

Frosted double glazed window to rear, low-level WC, light.





#### Outside

To the front of the property a pedestrian gate provides access to the lawned garden with pathway leading to the front door. To the rear the garden is largely paved with a small grassed area and a paved path to the rear door.

#### 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 B  
£1,862.97 (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

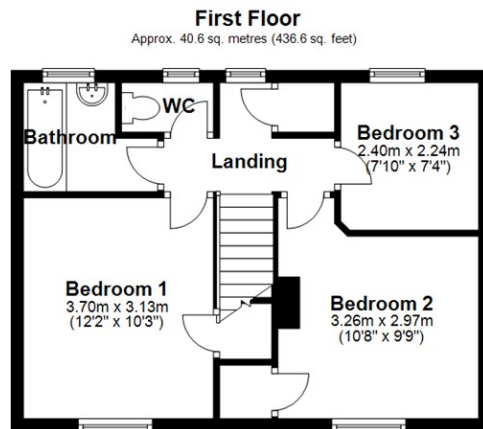
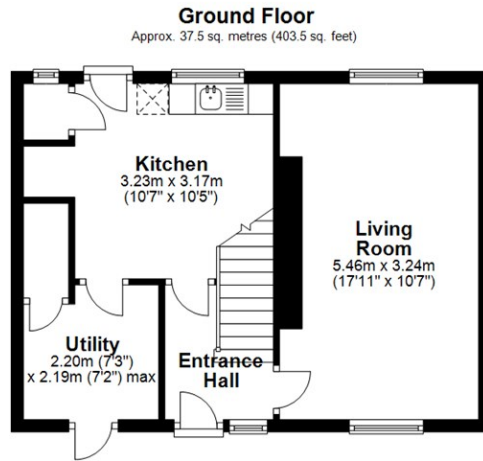
#### VIEWING ARRANGEMENTS

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, along Brookend Street, keep left at the first mini-roundabout then straight ahead at the second mini-roundabout before turning left into Brampton Street. Continue to the brow of the hill then turn right into Brampton Avenue then right again where the property will be found on the right hand side.

## Floor Plan

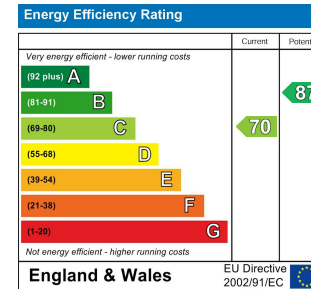


Total area: approx. 78.0 sq. metres (840.0 sq. feet)

## 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**

**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