



BRITISH
PROPERTY
AWARDS

2022

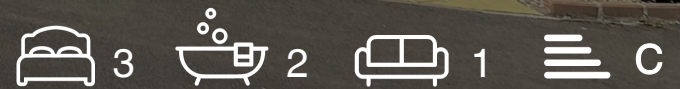


GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

9 Old Tannery Way, Ross-On-Wye, HR9 7GG

£332,000



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An appealing detached house, located within walking distance of the town. offering spacious accommodation including entrance hall, living room, kitchen/dining room and cloakroom on the ground floor, as well as three bedrooms, ensuite shower room and family bathroom on the first floor, each bedroom having fitted wardrobes.

Outside are delightful gardens, to the front and side of the property, as well as a driveway providing off road parking and access to the garage.

Entrance Hall

Radiator, laminate flooring, power points, central heating thermostat, light, stairs to first floor with understairs cupboard, doors to:

Living Room 18'3" x 9'11" (5.56m x 3.03m)

UPVC double glazed bay window to front, double radiator, radiator, laminate flooring, telephone point, TV point, power points, light.

Kitchen/Dining Room 18'3" x 9'1" (5.57m x 2.77m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl ceramic sink unit, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, double radiator, laminate flooring, power points, light, double door to outside.

Cloakroom

Wash hand basin, low-level WC, extractor fan, radiator, laminate flooring, light.

Landing

Power points, light, access to roof space, door to linen cupboard, doors to:

Bedroom 1 10'5" x 9'1" (3.17m x 2.76m)

UPVC double glazed window to front, fitted quadruple wardrobes, fitted shoe cupboard, radiator, TV point, power points, light, door to:

En-suite

With wash hand basin with cupboard under, shower enclosure, low-level WC, extractor fan, radiator.

Bedroom 2 8'10" x 8'11" (2.68m x 2.72m)

UPVC double glazed window to front, fitted triple wardrobe, power points, light.

Bedroom 3 5'7" x 8'11" (1.71m x 2.71m)

UPVC double glazed window to side, fitted wardrobe, radiator, power points, light. N.B. Removal/relocation of the wardrobe along with minor alterations to the entrance and landing linen cupboard would enable this room to be a better layout and size.

Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted double glazed window to front, radiator.





OUTSIDE

To the front and side of the property there are delightful gardens bordering the property with a neat lawn and many shrubs planted throughout as well as steps leading up to the front door. To the other side is a driveway providing off road parking as well as access to the Garage, with power and light connected. From the driveway steps lead up to the rear garden which is very well presented with a central lawned area bordered by paving and decking along with flower borders.

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 D, £2,395.25 (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. There is a management charge of approximately £18/month for the upkeep of external common areas.

VIEWING ARRANGEMENTS

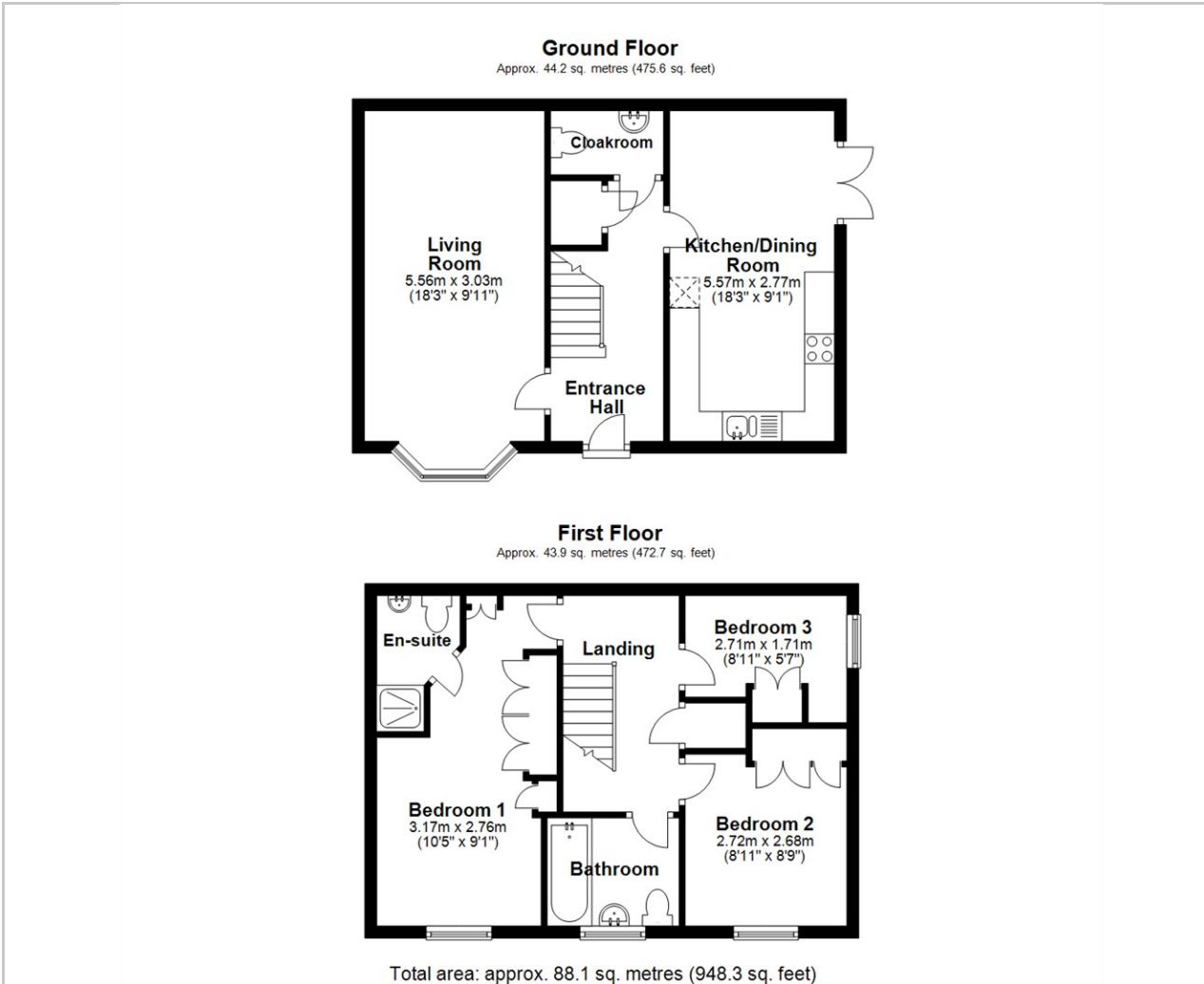
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From our town centre office proceed down Broad Street, into Brookend Street and continue straight ahead at the mini-roundabouts into Ledbury Road. Follow the road all the way to the top and at the roundabout take the 4th exit then follow the A40, ahead at the roundabout and through the traffic calming islands. At the next roundabout take the 3rd exit into Old Tannery Way, follow the road along and the property will be found on the right hand side immediately before the right hand bend.



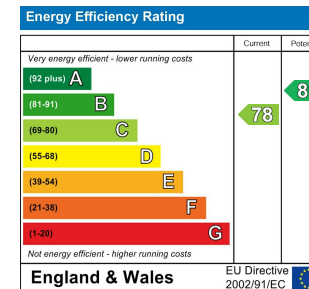
Floor Plan



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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