



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

11 Clover Close, Milkwall, Coleford, GL16 7PR

£220,000



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A modern semi-detached house with single garage located at the end of a cul-de-sac on this small housing development in Milkwall to the south of Coleford. The accommodation includes entrance hall, cloakroom, kitchen, living room and conservatory on the ground floor as well as two double bedrooms with fitted wardrobes and a bathroom on the first floor. Outside there is a garage and parking as well as elevated garden which is mostly laid to timber decking.

Entrance Hall

Double radiator, telephone point, power points, light, stairs to first floor, doors to:

Cloakroom

UPVC frosted double glazed window to front, pedestal wash hand basin, low-level WC, radiator, light.

Kitchen 8'6" x 7'4" (2.59m x 2.24m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, power points, light.

Living Room 16'1" x 13'7" (4.89m x 4.14m)

Double radiator, laminate flooring, TV point, power points, light, double glazed sliding patio door to:

Conservatory 11'8" x 9'6" (3.56 x 2.90)

Two windows to side, window to rear, laminate flooring, power point(s), uPVC double glazed patio door to outside.

Landing

With light, access to roof space.

Bedroom 1 9'4" x 13'6" max (2.85m x 4.14m max)

Two uPVC double glazed windows to rear, radiator, power points, light, double door to built in wardrobe.

Bedroom 2 8'8" x 10'4" min (2.65m x 3.15m min)

Two uPVC double glazed windows to front, radiator, power points, light, double door to built in wardrobe.

Bathroom

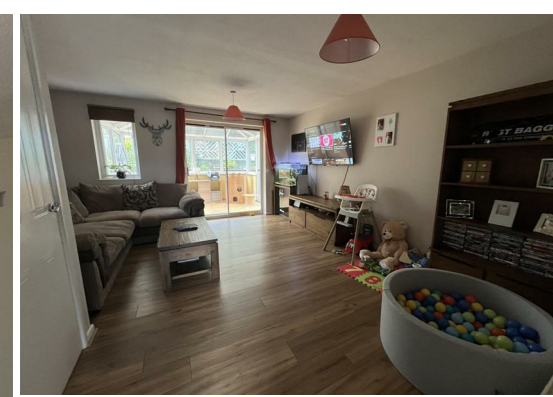
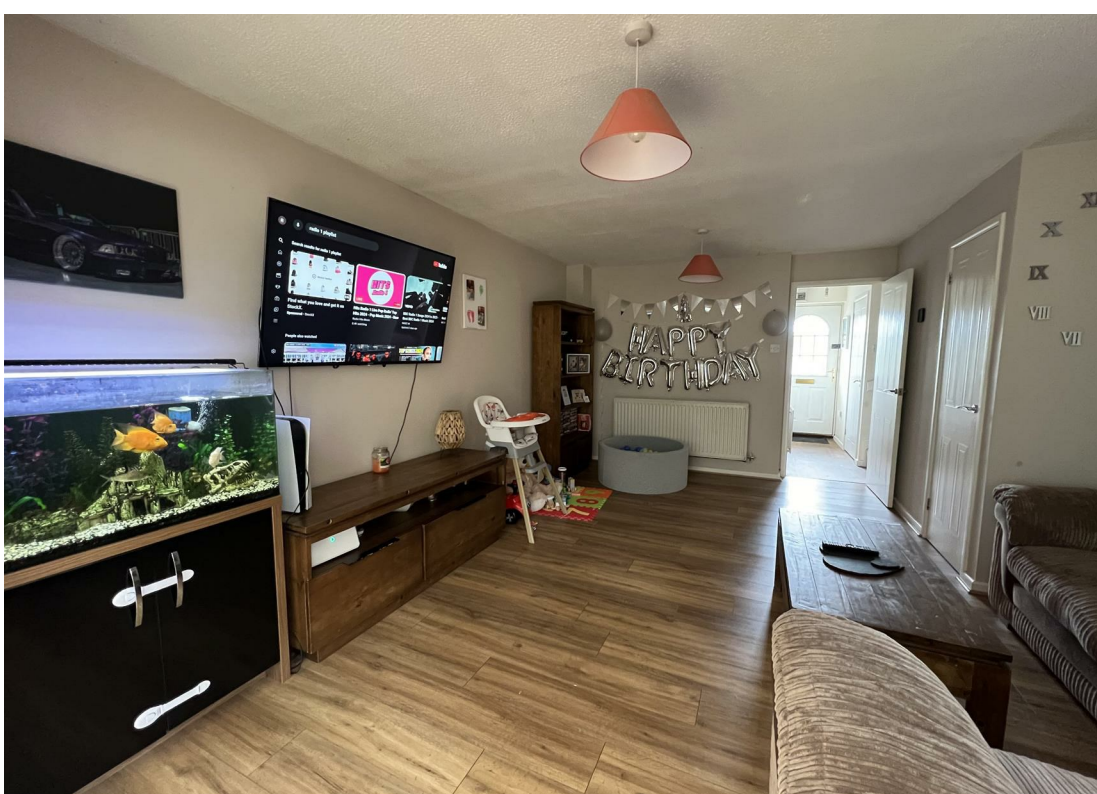
With panelled bath with shower over and glass screen, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, uPVC frosted double glazed window to side, radiator, tiled floor.

Outside 16'6" x 8'4" (5.03m x 2.54m)

To the front of the property steps leads to the front door and there is a driveway to the side providing off road parking and access to the Garage - 5.03m x 2.56m (16'6" x 8'4") with personal door to the rear. The rear garden is initially paved with steps up to the raised timber deck, surrounded by mature hedging.

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

Forest of Dean District Council, 01594 810000. Band B, £1,772.80 (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

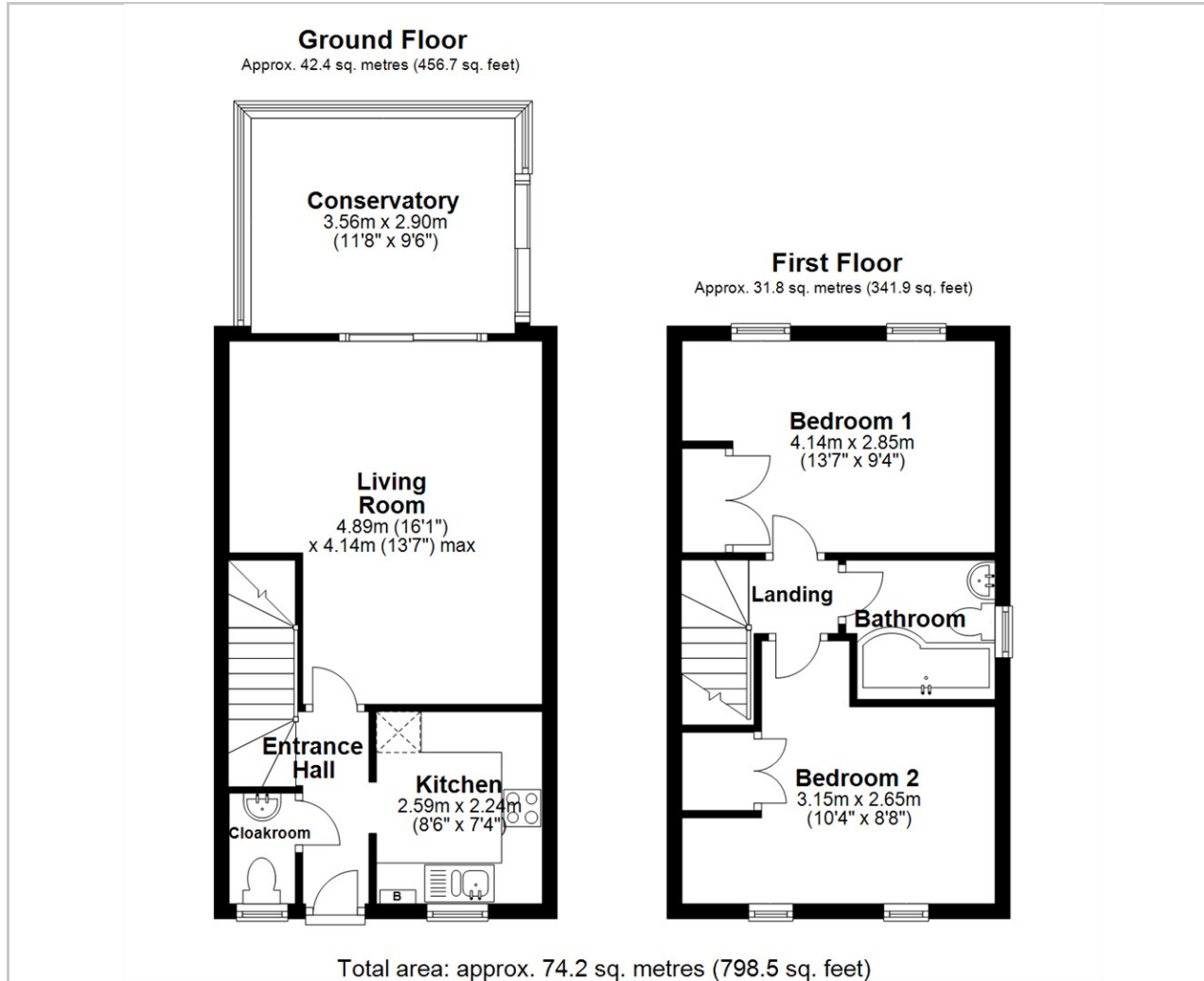
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From Ross on Wye proceed south on the B4234 passing through the village of Waford and turning left into the village of Lydbrook. Shortly after passing the fish and chip shop bear right into New Road, towards Hangerberry. Continue to the junction with the A4136 and turn right towards Monmouth. Continue for 0.8 mile and at Edge End bear left to the B4028 then at Mile End turn left towards Broadwell and continue through Broadwell and Coalway. At the crossroads proceed straight ahead and continue for 0.8 mile then turn right into Primrose Drive then next left into Clover Close where the property will be found straight ahead at the top of the cul-de-sac.



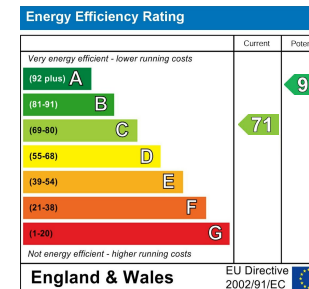
Floor Plan



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.

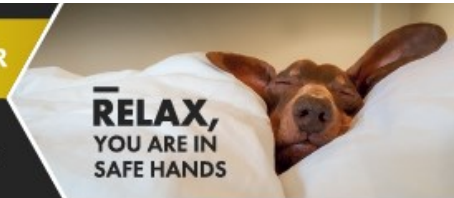


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**RELAX,
YOU ARE IN
SAFE HANDS**



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