



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



2 The Orchard, Ross On Wye, Herefordshire, HR9 7BP

Offers In The Region Of

£475,000



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This spacious detached house occupies a peaceful location, conveniently tucked away close to the outskirts of Ross on Wye. The amenities of the market town are just under 1 mile away while access further afield is easily achieved with the M50 and A40/A449 both within half a mile, enabling access to the Midlands, South Wales and the South West.

The property itself is very well proportioned, benefiting from gas fired heating and uPVC double glazing, and includes entrance hall, living room with fireplace, dining room, study and separate office/reading room, kitchen, utility and WC on the ground floor while on the first floor there are four double bedrooms, each with built in wardrobes, ensuite shower room and family bathroom.

Externally the property enjoys a very pleasant west facing rear garden as well as additional space to the front and double garage.

Porch

Door to:

Entrance Hall

Double radiator, power points, light, stairs to first floor with under-stairs storage cupboard, doors to:

WC

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

Living Room 12'0" x 17'11" (3.67m x 5.45m)

Window to side, gas fire with stone surround, two double radiators, double door to rear garden.

Dining Room 12'0" x 10'4" (3.67m x 3.16m)

UPVC double glazed window to rear, double radiator, TV point, power points, light.

Study 10'2" x 9'1" (3.09m x 2.77m)

Full height uPVC double glazed window to front, double radiator, TV point, power points, light, opening to:

Office 11'2" x 7'9" (3.41m x 2.37m)

UPVC double glazed window to side, radiator, power points, light.

Kitchen 10'1" x 8'10" (3.08m x 2.68m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, integrated fridge/freezer, electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, opening to:

Utility 9'8" x 4'8" (2.95m x 1.43m)

With worktop space, full height cupboard, space and plumbing for washing machine, space and plumbing for slimline dishwasher, uPVC double glazed window to side, power points, light, opening to:

Boiler Cupboard

Housing wall mounted boiler.

Landing

UPVC double glazed window to front, power points, light, access to roof space, door to walk-in airing cupboard with hot water tank and shelving. Doors to:

Bedroom 1 13'4" x 10'9" (4.06m x 3.28m)

UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, power points, light, triple door to fitted wardrobes, door to:

En-suite

With pedestal wash hand basin, shower enclosure with glass screen, low-level WC, frosted uPVC double glazed window to front, radiator.

Bedroom 2 10'1" x 12'3" (3.07m x 3.74m)

UPVC double glazed window to rear, uPVC double glazed window to side, double radiator, power points, light, triple door to fitted wardrobes.





Bedroom 3 10'0" x 9'1" (3.05m x 2.77m)

UPVC double glazed window to side, double radiator, power points, light, door to fitted wardrobe.



Bedroom 4 9'11" x 9'11" (3.02m x 3.03m)

UPVC double glazed window to rear, double radiator, power points, light, triple doors to fitted wardrobes.

Bathroom

With panelled bath with mixer tap and glass screen, pedestal wash hand basin, low-level WC, shaver point, frosted uPVC window to front, double radiator.

Outside 18'9" x 8'0" (5.72m x 2.44m)

A driveway to the front provides access to the property and to the Double Garage, with two up and over doors, each measuring 5.72m x 2.97m (18'9" x 9'8") and 5.72m x 2.44m (18'9" x 8'0"). A side path provides access to the rear where the garden is mostly level and comprises a main central lawn with well stocked flower and shrub borders. A paved patio extends across the rear of the property.

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, £2,657.88 (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, continue along Brookend Street then straight ahead at the mini-roundabouts and continue up Ledbury Road. Towards the top turn right into Overcross Close, follow this road for a short distance and then turn right into The Orchard.



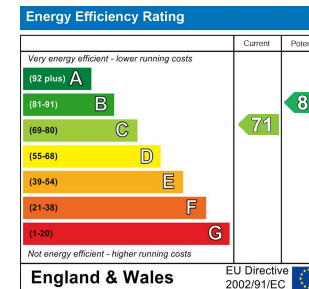
Floor Plan



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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