



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



PEMBROKE  
STREET

32

32 Pembroke Street, Cinderford, GL14 2DG

£110,000



32 Pembroke Street, Cinderford, GL14 2DG

A 2 bed end terraced house situated close on the outskirts of Cinderford town centre, ideal for investment or first time buy. In brief the accommodation includes hallway, living room, kitchen, two bedrooms, bathroom and WC whilst outside is an enclosed paved courtyard.

#### Hallway

Doors to:

Living Room 11'10" x 11'7" (3.60m x 3.54m)

Window to front, access to inner hall.

Kitchen 9'11" x 4'11" (3.02m x 1.50m)

Window to side, worktop space with cupboards under, stainless steel sink unit, space for cooker, understairs storage recess.

#### Inner Hall

Stairs to first floor.

#### Landing

Doors to:

Bedroom 1 9'1" x 9'2" (2.78m x 2.80m)

Window to front.

Bedroom 2 9'1" x 6'3" (2.78m x 1.90m)

Window to side.

#### Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, sliding door to cupboard.

#### WC

Window to side, low level WC.

#### Outside

To the front of the property is an enclosed paved garden.

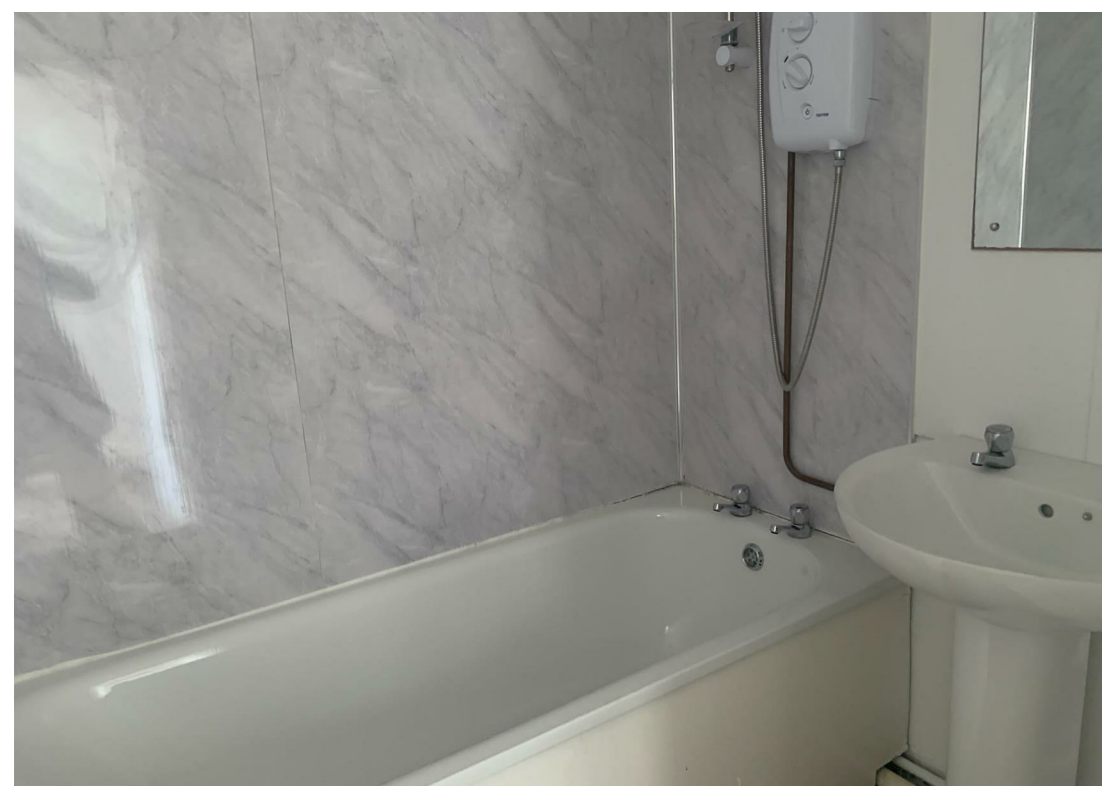
#### INDEPENDENT FINANCIAL ADVICE

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 A, £1,541.27 (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.

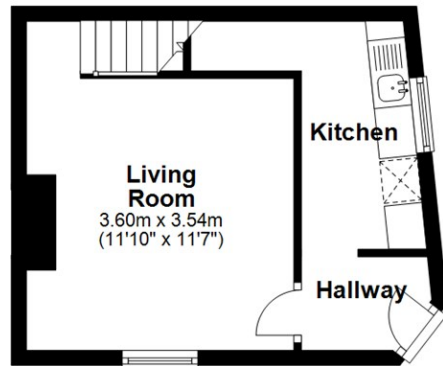
#### **SERVICES**

We understand mains electricity, water and drainage are connected to the property.

## Floor Plan

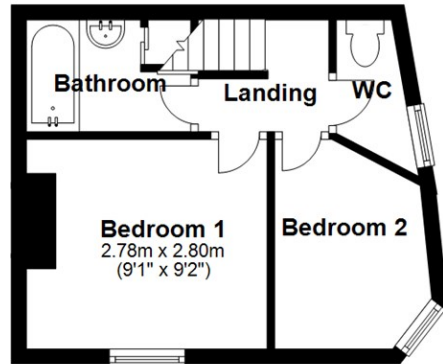
### Ground Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



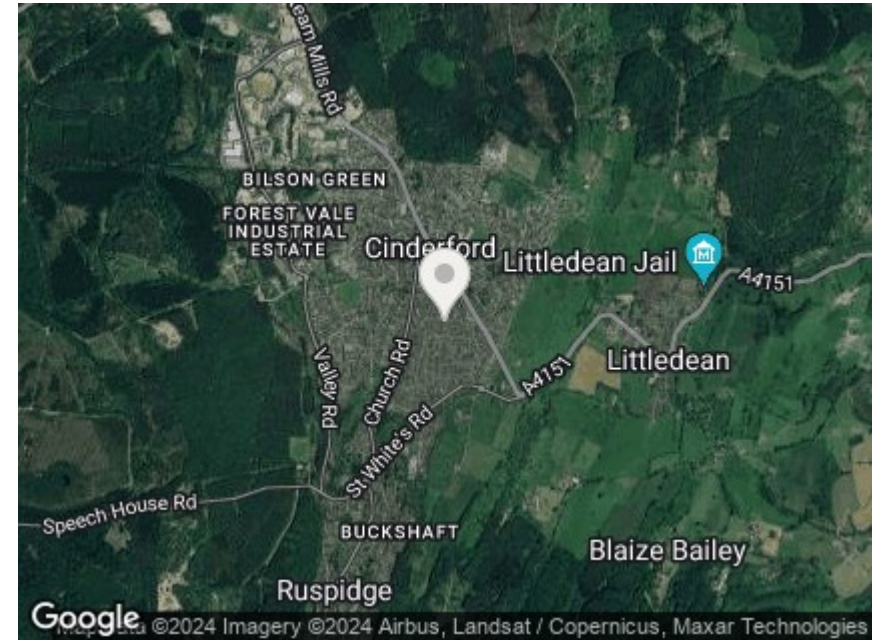
### First Floor

Approx. 21.9 sq. metres (235.3 sq. feet)

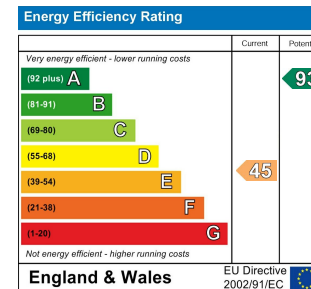


Total area: approx. 43.9 sq. metres (472.5 sq. feet)

## 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**



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