



BRITISH  
PROPERTY  
AWARDS

2022



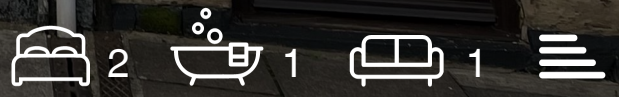
GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



2 New Street, Ross-On-Wye, HR9 7DA

£199,500



## 2 New Street, Ross-On-Wye, HR9 7DA

A period town house situated just a few hundred yards from the centre of the market town of Ross on Wye. The property is in good condition throughout and includes a characterful living room, modern kitchen, utility room, two bedrooms and a bathroom, all of which benefits from gas fired heating and PVCu double glazing. To the rear of the property is a small but useful enclosed courtyard.

### Living Room 16'8" x 11'1" (5.09m x 3.37m)

UPVC double glazed bay window to front, corner cupboard housing gas boiler, double radiator, power points, half height timber panelling to walls, central heating thermostat, exposed beams, light, stairs to first floor with under-stairs storage cupboard, opening to:

### Kitchen 6'8" x 9'7" (2.02m x 2.93m)

Fitted with a matching range of base units with worktop space over, stainless steel sink unit, electric oven, four ring electric hob, extractor hood, radiator, tiled floor, opening to:

### Utility 2'11" x 9'1" (0.89m x 2.78m)

With worktop space, plumbing for washing machine, uPVC double glazed window to rear, tiled floor, power points, light, uPVC double glazed door to rear yard, opening to:

### Storage Cupboard

UPVC frosted double glazed window to rear.

From the staircase half landing door to:

### Bedroom 2 7'4" x 9'7" (2.24m x 2.91m)

UPVC double glazed window to rear, double radiator, power points, light, recessed storage shelves.

### Landing

Doors to:

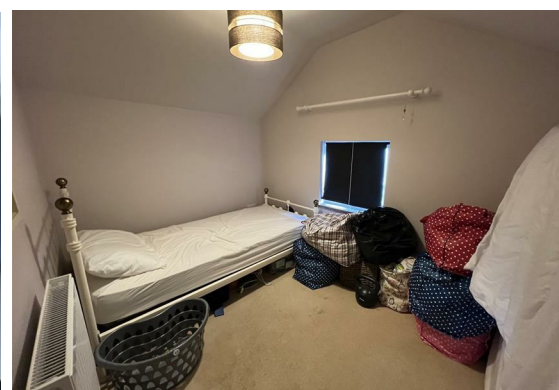
### Bedroom 1 9'11" x 11'4" (3.02m x 3.46m)

UPVC double glazed window to front, double radiator, power points, light, exposed beam, access to roof space.

### Bathroom

Panelled bath with shower over and glass screen, pedestal wash hand basin, low-level WC, heated chrome towel rail, extractor fan, window to rear, tiled floor, opening to recessed storage shelves.





#### Outside

To the rear of the property is a small enclosed paved courtyard.

#### 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 (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

#### SERVICES

Mains electricity, gas, water and drainage are understood to be connected to this property.

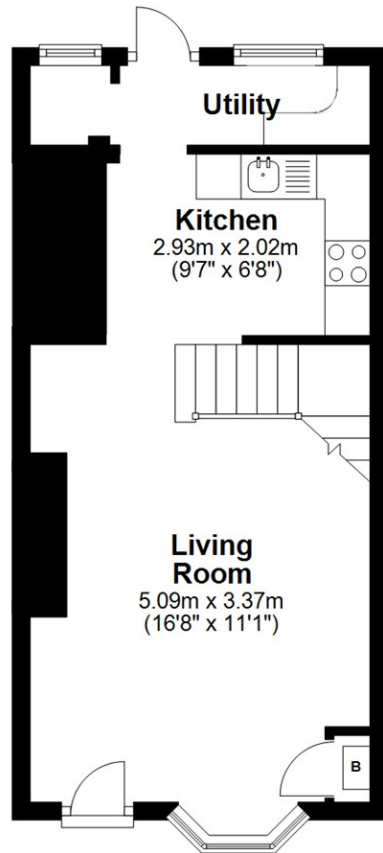
#### VIEWING ARRANGEMENTS

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

## Floor Plan

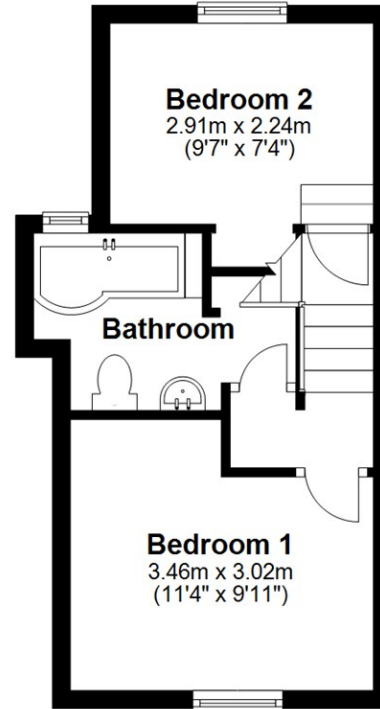
### Ground Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



### First Floor

Approx. 24.7 sq. metres (266.0 sq. feet)

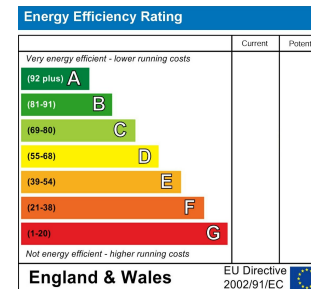


Total area: approx. 53.0 sq. metres (570.2 sq. feet)

## 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.

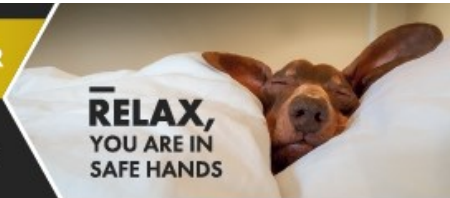


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**RELAX,  
YOU ARE IN  
SAFE HANDS**



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