



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

77 Duxmere Drive, Lincoln Hill, Ross On Wye, HR9 5UP

£199,950



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A link semi detached house in the popular residential area to the south of Ross at Lincoln Hill. The property comprises entrance hall, lounge/diner, kitchen, two bedrooms both with storage cupboards and bathroom with shower over the bath. The property also benefits from electric heating, uPVC double glazing, garage, off road parking and gardens to the front and rear.

Hall

Power point, light, stairs to first floor, door to:

Living Room 18'1" x 11'10" (5.50m x 3.61m)

UPVC double glazed window to front, power points, light, under-stairs storage cupboard, door to:

Kitchen 6'11" x 11'11" (2.10m x 3.62m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and space for cooker, uPVC double glazed window to rear, power points, light, uPVC double glazed door to rear garden.

Landing

Access to roof space, light, doors to:

Bedroom 1 12'1" x 8'10" (3.69m x 2.69m)

UPVC double glazed window to front, power points, light, recess with over-stairs double wardrobe.

Bedroom 2 10'9" x 6'9" (3.27m x 2.07m)

UPVC double glazed window to rear, power points, light, airing cupboard with hot water tank and linen shelving.

Bathroom

With panelled bath, pedestal wash hand basin and low-level WC, electric fan heater, uPVC frosted double glazed window to rear with light, door to:

Outside

To the front of the property is a lawned garden planted with various mature shrubs and hedges. A driveway to the side provides off road parking and access to the single garage, with up and over door. To the rear of the property is a pleasant enclosed garden, predominantly laid to lawn with many mature shrubs planted to the boundaries.



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

VIEWING ARRANGEMENTS

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

SERVICES

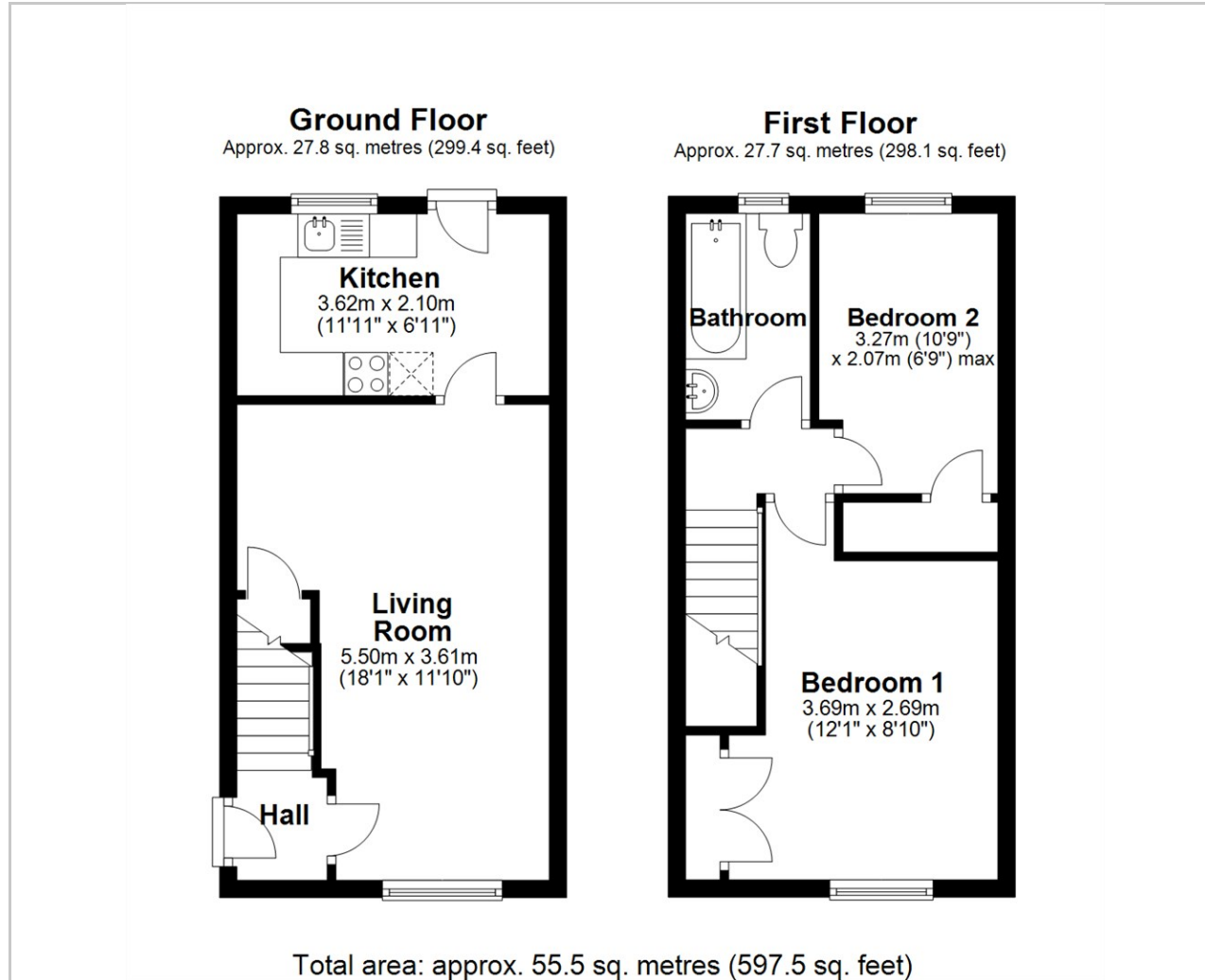
Mains water, electricity, and drainage are believed to be connected to the property.

DIRECTIONS

From our town centre office proceed south, along Copse Cross Street, bear left at the Prince of Wales and continue along Walford Road taking the fourth turn on the right into Roman Way. Then, take the next right turn into Duxmere Drive and the property will be found on the right hand side.



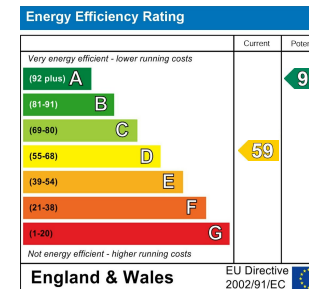
Floor Plan



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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