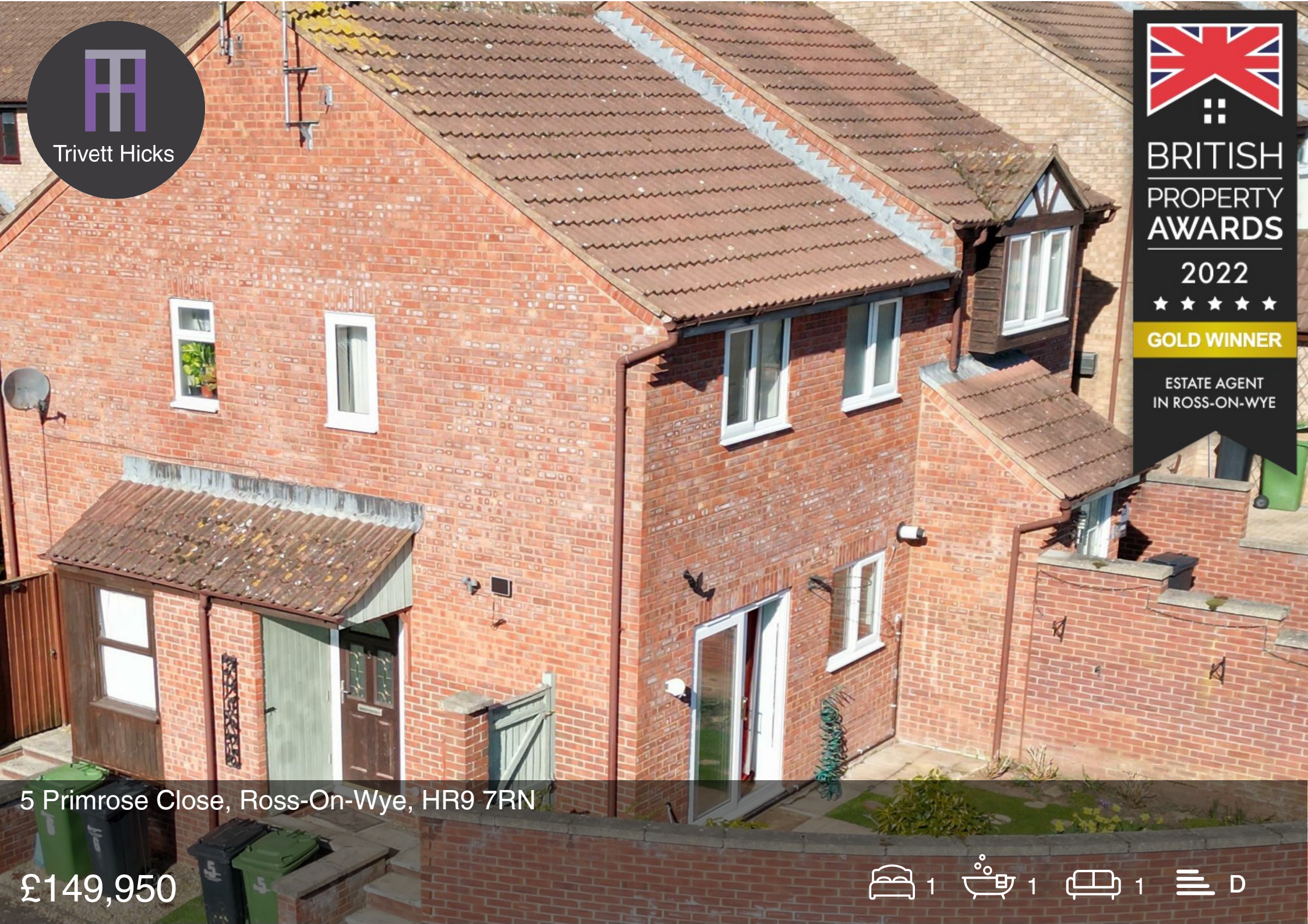









BRITISH
PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT
IN ROSS-ON-WYE



5 Primrose Close, Ross-On-Wye, HR9 7RN

£149,950

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5 Primrose Close, Ross-On-Wye, HR9 7RN

A well presented one bedroom house, situated in a cul-de-sac location approximately half a mile to the north of the market town of Ross on Wye. The property enjoys a lovely outlook to the south, across the adjacent cul-de-sac towards the town itself, St Mary's Church and Chase Woods in the distance. The property itself benefits from uPVC double glazing, electric storage heaters and the accommodation includes living room which is semi-open plan to the fitted kitchen while on the first floor is a landing, double bedroom and bathroom. A particular feature of the property is the enclosed corner garden which is bordered by a brick wall and enjoys a sunny southerly aspect and two parking spaces.

Living Room 9'6" x 12'6" (2.89m x 3.80m)

Electric fire with wooden surround, electric storage heater, laminate flooring, telephone point, TV point, power points, light, stairs to first floor, uPVC double glazed sliding patio door to garden, semi open plan to:

Kitchen 6'7" x 9'4" (2.01m x 2.85m)

Fitted with a range of base units with worktop space over, sink unit with single drainer, plumbing for washing machine, space for fridge and space for freezer, electric oven, four ring electric hob, uPVC double glazed window to side, power points, ceiling spotlights, open plan to under-stairs storage recess.

Landing

Power point, light, access to roof space, doors to:

Bedroom 1 9'7" x 10'10" (2.91m x 3.29m)

UPVC double glazed window to side, uPVC double glazed window to front, fitted triple wardrobe with mirrored sliding doors, over-stairs cupboard, electric storage heater, laminate flooring, telephone point, power points, light.

Bathroom

With panelled bath, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side, light.

Outside

Four steps lead up to the front door where there is a useful outdoor storage cupboard to the side. A personal gate provides access to the enclosed walled garden, a delightful space facing south and enjoying an outlook towards Ross town centre and St Mary's Parish Church in the distance. The garden itself comprises a paved patio which extends to a small lawn, with paved 'stepping stones', bordered to two sides with a flower bed.



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 A, £1,596.83 (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.

SERVICES

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

TENURE

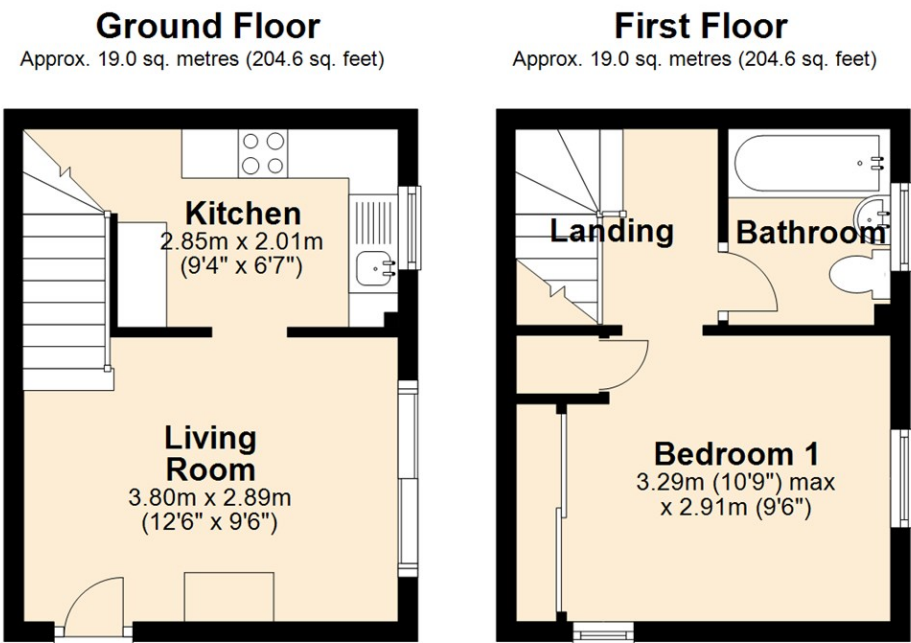
Freehold

VIEWING ARRANGEMENTS

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



Floor Plan

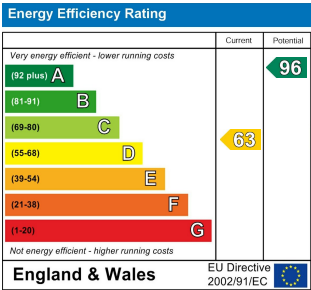


Total area: approx. 38.0 sq. metres (409.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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IN ROSS-ON-WYE

RELAX,
YOU ARE IN
SAFE HANDS

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