



Trivett Hicks



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



24 North Road, Ross-On-Wye, HR9 5LZ

£215,000





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A charming and spacious two bedroom terraced home with rear garden and off road parking, located on the edge of Ross on Wye's town centre. Requires some modernisation and makes an ideal investment opportunity or perfect for first time buyers!

uPVC door to:

Living Room 8'6" x 14'4" (2.58m x 4.38m)

UPVC double glazed window to front, double radiator, telephone point, power points, light, stairs to first floor, door to:

Kitchen/Dining Room 11'8" x 14'4" (3.56m x 4.38m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for cooker with extractor hood over, double radiator, power points, light, door to storage cupboard, door to:

Utility 7'5" x 12'0" (2.25m x 3.66m)

With three separate worktop spaces, belfast sink unit, plumbing for washing machine, uPVC double glazed window to rear, uPVC double glazed door to outside, doorway to:

WC

UPVC double glazed window to rear, low-level WC.

Landing

Light, central heating thermostat, doors to:

Bedroom 1 8'5" x 11'9" (2.57m x 3.59m)

UPVC double glazed window to front, radiator, double door to over-stairs storage cupboard.

Bedroom 2 10'6" x 8'6" (3.20m x 2.60m)

UPVC double glazed window to rear, radiator, power points, light, decorative fireplace.

Shower Room

With double shower enclosure with mains shower, wash hand basin, low-level WC, chrome heated towel rail, uPVC frosted double glazed window to rear, access to roof space, storage cupboard with shelving.

Outside

The area to the front of the property is block paved and provides off road parking. To the rear the garden has been previously planted and is now overgrown and would benefit from some landscaping. A footpath leads to a gate in the rear boundary which in turn leads to a shared footpath providing rear access (purchasers solicitors should confirm the access rights associated with this footpath).







#### 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, £1,953.91 (2024/25)

#### MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds 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.

#### DIRECTIONS

From Ross town centre proceed to the east along Gloucester Road and take the left turn into Ryefield Road then take the right turn into Weston Grove and then left into North Road where the property will be found on the left hand side.



Floor Plan

