



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

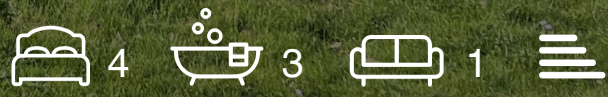
GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



17 Vaga Crescent, Ross-On-Wye, HR9 7RQ

£375,000



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A modern detached house which is well presented and has been modernised and improved by the present owner to include replacement windows and doors, refitted kitchen, cloakroom, ensuite shower room and family bathroom. The accommodation comprises entrance hall, living room with feature box window, good size kitchen/dining room, utility room, cloakroom, four bedrooms, ensuite shower room and family bathroom. Outside are pleasant, slightly larger than average, gardens to the rear as well as a driveway and garage to the front and side.

Entrance Hall

Radiator, laminate flooring, power points, light, central heating thermostat, stairs to first floor, uPVC double glazed front door, doors to:

Living Room 16'3" x 11'9" (4.96m x 3.58m)

UPVC double glazed box window to front, gas fire fireplace with wooden surround, two radiators, laminate flooring, telephone point, TV point, power points, light.

Kitchen/Dining Room 8'9" x 25'10" (2.67m x 7.88m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, integrated dishwasher, space for fridge/freezer, electric range cooker with double oven, separate grill, four ring electric hob and warming plate, extractor hood, two uPVC double glazed windows to rear, two double radiators, LVT flooring, power points, lights, sliding patio door to rear garden.

Utility 5'10" x 5'9" (1.77m x 1.76m)

Base units with worktop space over, plumbing for washing machine, power points, light, uPVC double glazed frosted door to side.

Cloakroom

UPVC frosted double glazed window to side, wash hand basin, low-level WC, radiator, laminate flooring, half panelled walls, light.

Landing

UPVC frosted double glazed window to front, door to linen cupboard, access to roof space, doors to:

Bedroom 1 9'8" x 11'9" (2.94m x 3.58m)

UPVC double glazed window to front, radiator, laminate flooring, power points, light, bi-fold doors to fitted wardrobes. Door to:

En-suite

With wash hand basin, corner shower enclosure, low-level WC, extractor fan, uPVC frosted double glazed window to side, heated towel rail.

Bedroom 2 9'6" x 9'5" (2.89m x 2.86m)

UPVC double glazed window to front, radiator, power points, light, bi-fold doors to fitted wardrobes.

Bedroom 3 7'10" x 10'0" (2.39m x 3.04m)

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





Bedroom 4 7'10" x 8'0" (2.39m x 2.43m)
UPVC double glazed window to rear, radiator, power points, light.

Bathroom
UPVC frosted double glazed window to rear, shower bath with mains shower and glazed screen, low level WC with concealed cistern, wash hand basin with vanity surround, chrome heated towel rail, extractor fan.

Outside
To the front of the property is a small enclosed garden, a footpath leading to the front door and a driveway providing off road parking and access to the Garage - 5.51m x 2.97m, with up and over door and personal door to the rear. A gate provides access to the side of the property and in turn to the rear where there is a pleasant patio area, with pergola over, a good size lawned area with flower beds to the borders, and a second paved terrace. To the side of the property is a vegetable garden with greenhouse and timber shed. The rear garden also benefits from a waterproof outdoor electric socket and outside tap.

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 E, £3,070.47 (2025/26)

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.

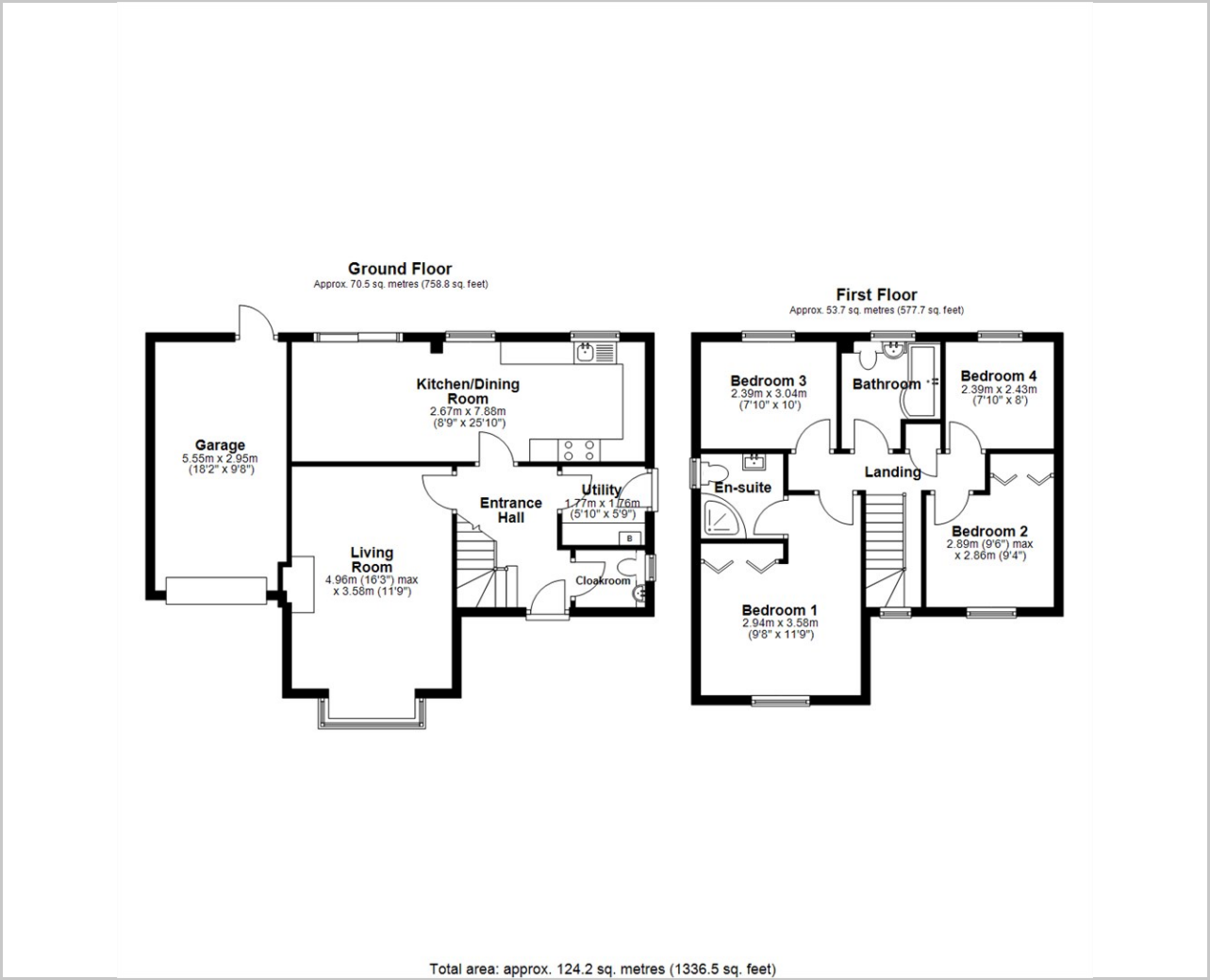
SERVICES
Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE
Freehold

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



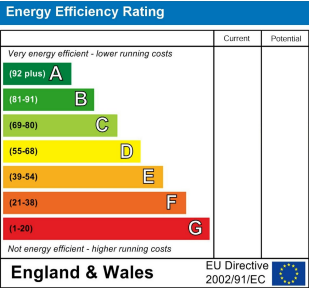
Floor Plan



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.

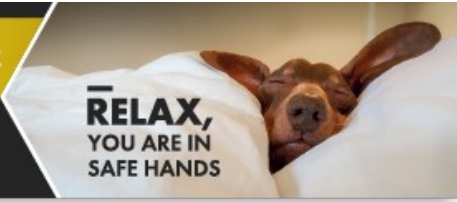
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**RELAX,
YOU ARE IN
SAFE HANDS**

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY