



BRITISH
PROPERTY
AWARDS

2022



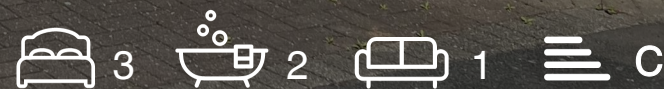
GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



Easedale Palmerston Road, Ross-On-Wye, HR9 5PJ

£425,000



**Easedale Palmerston Road, Ross-On-Wye,
HR9 5PJ**

One of three individually designed detached houses tucked away just half a mile from the market town of Ross-on-Wye. The accomodation comprises entrance hall, living room, kitchen, cloakroom, three bedrooms, two of which have ensuite facilities and a family bathroom. The gardens to the front and rear have been designed for ease of maintenance and there is also a useful single garage.

Entrance Hall

Double glazed window to front, radiator, telephone point, power points, light, stairs to first floor, doors to:

Living Room 19'10" x 12'11" (6.05m x 3.94m)

Two double glazed windows to front, living flame effect gas fireplace, two double radiators, TV point, power points, light, double doors to rear.

Kitchen 11'6" x 10'0" (3.50m x 3.06m)

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 and space for cooker with gas point, double glazed window to rear, radiator, power points, light, door to garage.

Cloakroom

Frosted double glazed window to side, pedestal wash hand basin, low-level WC, double radiator, light.

Landing

Double glazed window to front, power points, light, access to roof space, door to Airing Cupboard with factory lagged hot water tank, slatted shelving, and immersion heater. Doors to:

Bedroom 1 10'2" x 10'10" (3.09m x 3.29m)

Two double glazed windows to rear, fitted wardrobes with overhead storage and matching bedside cabinets, fitted drawers, double radiator, power points, light, air conditioning unit, double doors to built in wardrobe. Door to:

WC

Wash hand basin, low-level WC, extractor fan, light.

Bedroom 2 10'7" x 9'10" (3.22m x 3.00m)

Double glazed window to rear, double radiator, power points, light, double door to built in wardrobe. Door to:

En-suite

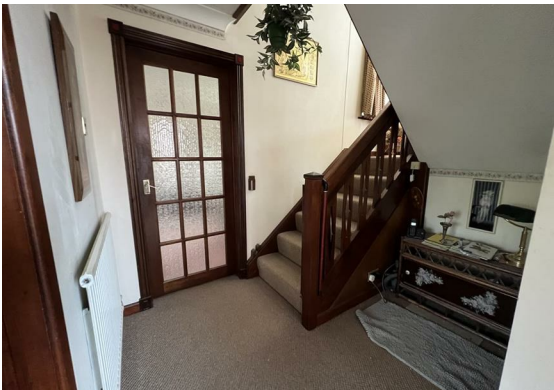
With pedestal wash hand basin, low-level WC, skylight, double radiator, telephone point, power points, light, access to eaves space, air conditioning unit.

Bedroom 3 7'9" x 9'4" (2.36m x 2.84m)

Two double glazed windows to front, built-in double wardrobes, double radiator, power points, light, air conditioning unit, double door to built in wardrobe.

Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, heated towel rail, frosted double glazed window to side.





Outside

To the front of the property the garden is heavily planted with a variety of shrubs. A block paved driveway provides access to the Garage - 4.80m x 2.62m with window to rear, electric up and over door, wall mounted gas boiler, tiled floor, power and light and door to rear garden. A side gate also provides access to the rear garden which is laid out for ease of maintenance with a good size paved patio with stone wall to one side which contains a raised shrubbery. Steps lead up to the side of the shrubbery to a raised paved terrace with garden arbour. To the other side of the garden is a timber storage shed and greenhouse.

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

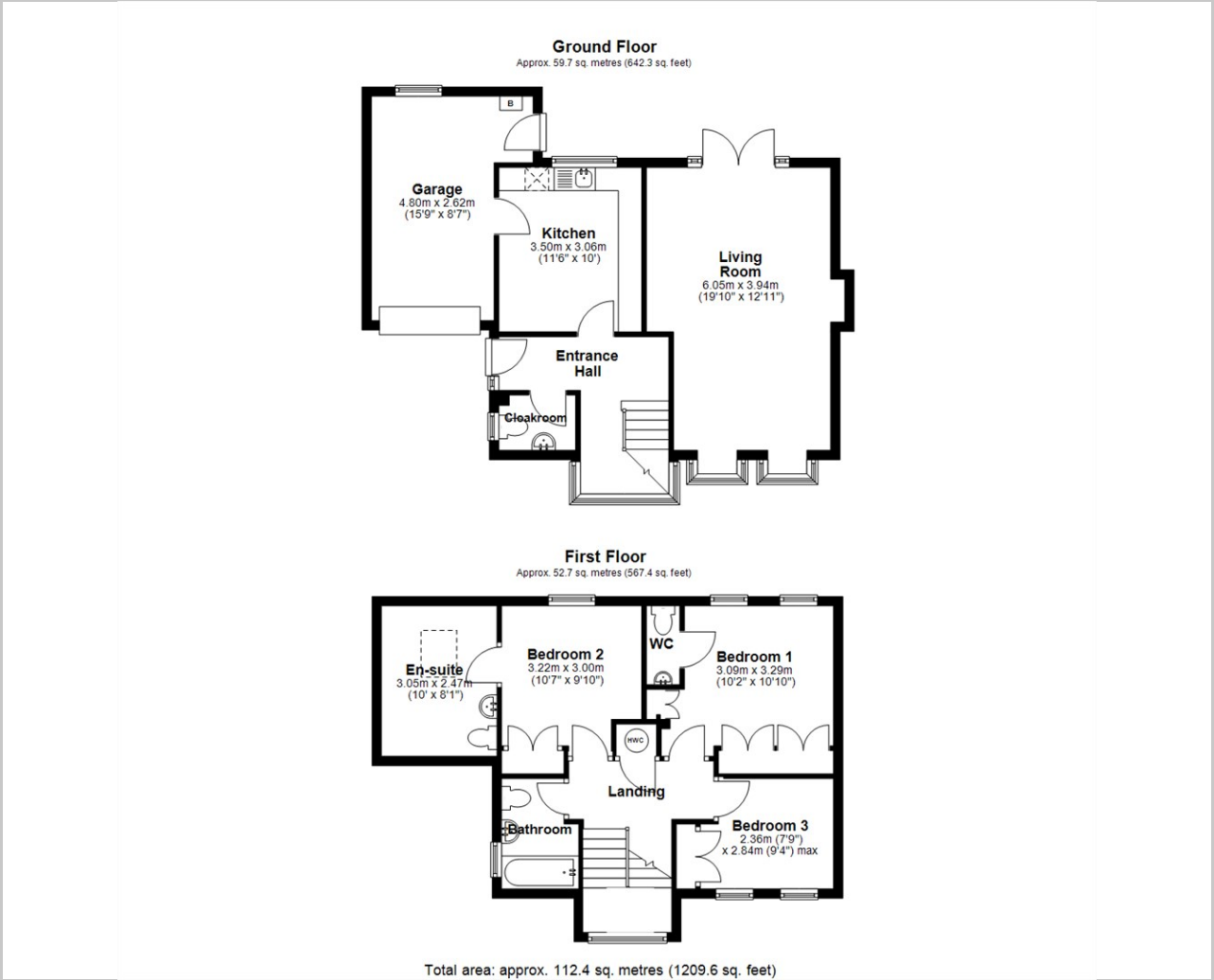
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From Ross town centre proceed south and after passing the Prince of Wales continue along Walford Road for a short distance then take the right hand turn into Palmerston Road where the property will be found on the right hand side.



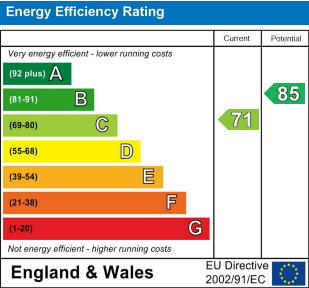
Floor Plan



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 firms 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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