



BRITISH
PROPERTY
AWARDS

2022
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



2 Sugarloaf Crescent, Ross-On-Wye, HR9 5JB

£519,500



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A very spacious detached family home which benefits from uPVC double glazing and gas heating. The generous accommodation is laid out across three floors and includes a good size entrance hall, living room, dining room, kitchen/breakfast room, utility room and cloakroom on the ground floor, three bedrooms, with ensuite and walk-in wardrobe to the master bedroom and family bathroom on the first floor and two further double bedrooms with shower room on the second floor. Outside there is a large driveway, double garage and lovely west-facing rear garden.

Entrance Hall

Double glazed front door with glazed side panels, double radiator, power points, light, stairs to first floor, door to:

Living Room 20'6" x 11'1" (6.25m x 3.37m)

UPVC double glazed window to front, uPVC double glazed window to side, living flame effect gas fire with stone effect surround, telephone point, TV point, power points, light, uPVC double glazed double door to rear.

Dining Room 10'2" x 10'0" (3.11m x 3.05m)

UPVC double glazed window to front, uPVC double glazed window to side, double radiator, power points, light.

Kitchen/Breakfast Room 16'1" x 11'0" (4.89m x 3.35m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink unit, integrated fridge/freezer and integrated dishwasher, built-in cooking range with electric oven, five ring gas hob and extractor hood over, uPVC double glazed window to rear, double radiator, tiled floor, power points, light, door to:

Utility 6'1" x 7'3" (1.86m x 2.22m)

Fitted with a matching range of base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, window to rear, radiator, tiled floor, power points, light, uPVC double glazed door to outside.

Cloakroom

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

First Floor Landing

UPVC double glazed window to front, radiator, light, stairs to second floor, doors to:

Bedroom 1 13'11" x 10'11" (4.23m x 3.34m)

UPVC double glazed window to front, uPVD double glazed window to side, double radiator, telephone point, TV point, power points, light, opening to walk-in wardrobe area with uPVC double glazed window to rear. From the bedroom, door to:

En-suite

With inset twin wash hand basin in vanity unit with cupboards under, corner shower enclosure, low-level WC, uPVC frosted double glazed window to rear, double radiator, tiled floor, light.

Bedroom 2 10'6" x 11'1" (3.21m x 3.37m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, power points, light.

Bedroom 3 9'7" x 7'9" (2.93m x 2.37m)

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

Bathroom

With panelled bath, pedestal wash hand basin, tiled shower enclosure with mains shower over, low-level WC, uPVC frosted double glazed window to rear, radiator, light.

Second Floor Landing

With light, passive air vent, door to Linen Cupboard with slatted shelving, door to Airing Cupboard with pressurised hot water cylinder. Doors to:

Bedroom 4 13'6" x 11'0" (4.11m x 3.35m)

UPVC window to front, double radiator, power points, light, partially sloping ceiling, access to roof space, access to eaves storage space.





Bedroom 4 13'6" x 10'10" (4.11m x 3.29m)
UPVC window to front, two double radiators, power points, light, access to eaves space.

Shower Room
With tiled shower enclosure, pedestal wash hand basin, low-level WC, extractor fan, double radiator, eaves space.

Outside
To the front of the property is a small planted garden to either side of a paved path which leads to the front door. A tarmac drive to the right hand side provides off road parking and access to the Double Garage - 5.61m x 5.50m with two separate up and over doors, and personal door to the side. A wooden gate provides access from the drive to the rear garden where there is a paved patio which leads to the lawned garden with attractive flower and shrub borders and a number of semi-mature trees.

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 F, £3,628.72 (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 on Wye town centre proceed to the south and follow Walford Road leading out of town. Just as you leave town turn right at the mini-roundabout into Frome Valley Way and the property will be found directly ahead.



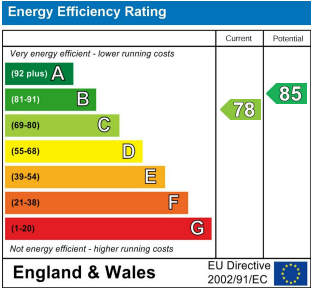
Floor Plan



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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