



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN ROSS-ON-WYE



Flat 2, Ellerslie Ryefield Road, Ross-On-Wye, HR9 5LS  
£142,500





## Flat 2, Ellerslie Ryefield Road, Ross-On-Wye, HR9 5LS

Located in the market town of Ross on Wye, in the beautiful Wye Valley, is this appealing ground floor apartment which has been updated by the present owner and is well presented throughout. It benefits from uPVC double glazing and gas boiler providing gas heating system and there is no onward chain.

The spacious accommodation comprises living/dining room, kitchen, inner hallway, two bedrooms and a bathroom. Outside there is a pleasant communal garden surrounding and to the rear of the building. The property is peacefully situated yet convenient for the amenities of the town and also allowing convenient access to the road network leading to South Wales, the South West and the Midlands.

uPVC double glazed door with matching side glazed panels leads to:

### Living Room 12'1" x 19'7" (3.68m x 5.97m)

Two double radiators, power points, light, door to Inner Hallway and door to:

### Kitchen 7'6" x 8'4" (2.28m x 2.54m)

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, plumbing for washing machine, built under electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to front, laminate flooring, access to roof space.

### Inner Hallway

With light, doors to:

### Bedroom 1 12'1" x 11'1" (3.69m x 3.37m)

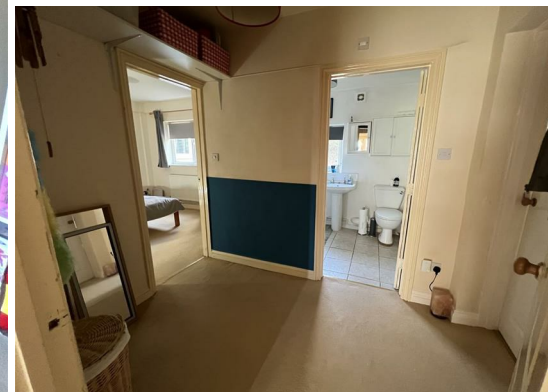
UPVC window to rear, radiator, power points, light, door to corner storage cupboard.

### Bedroom 2 13'4" x 7'11" (4.06m x 2.41m)

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

### Bathroom

With panelled bath with mains shower over, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted window to rear, heated towel rail, tiled floor.







### Outside

The property is approached via a communal pathway at the side of the flats which leads to the front door where there is a pleasant south facing frontage and the natural light enhances the flat. The present owner of Flat 2 utilises his outdoor space as an outdoor seating area, although this is part of the overall communal gardens. The shared path continues around the property to both sides where there is a very pleasant communal garden to the rear. To one corner is a building containing the meters for each property. It is just under ten metres from Flat 2.

### 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, £1,674.80 (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

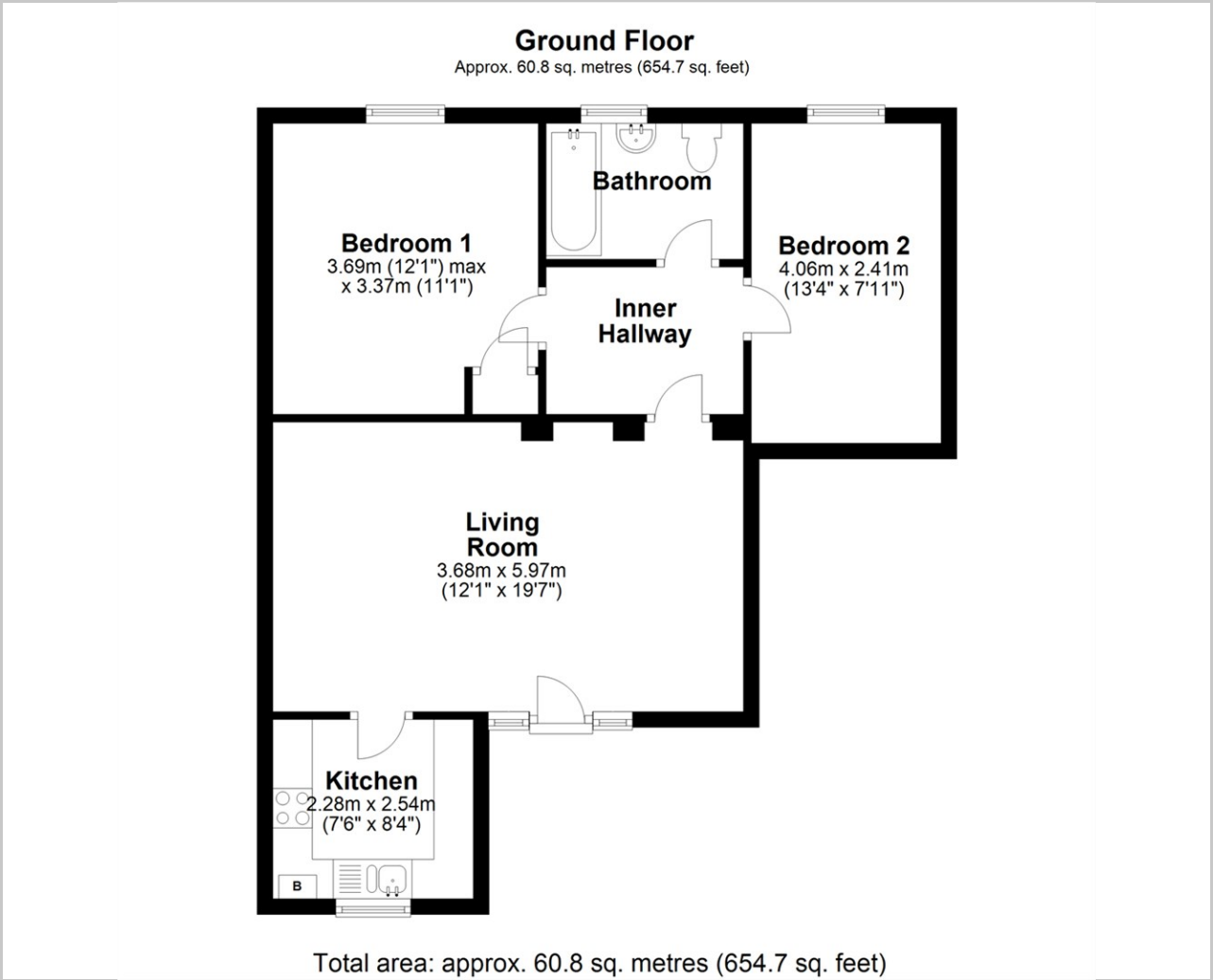
Leasehold. 250 year lease commenced 01/08/2003 on an initial ground rent of £10 per annum. Service charge for 2024 was £322.87.

### VIEWING ARRANGEMENTS

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



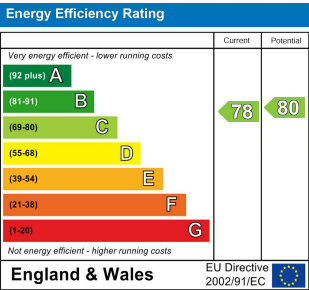
Floor Plan



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.

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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