



Trivett Hicks



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

Flat 2 Thorpe House Church Street, Ross-On-Wye, HR9
5HN

£125,000



Flat 2 Thorpe House Church Street, Ross-On-Wye, HR9 5HN

A character flat located close to the heart of the market town of Ross on Wye. Although situated at first floor level in the building the access is from a sloping street and the entrance door is therefore at a similar level to the accommodation itself. The property was converted into apartments approximately 16 years ago and offers comfortable accommodation comprising a good size open plan living/dining space with modern kitchen to the side, a double master bedroom with smaller single second bedroom and a separate shower room.

A communal hall provides access to:

Lounge/Dining Room/Kitchen 13'8" x 13'7" min (4.18m x 4.16m min)

An open plan living space, of irregular shape, fitted to one wall with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, spaces for fridge and freezer, electric oven, four ring electric hob with extractor hood over, two secondary glazed sash windows to side, telephone point, TV point, power point, lights, exposed ceiling beam, doors to:

Bedroom 1 10'6" x 11'4" (3.20m x 3.45m)

Secondary glazed sash window to corner, secondary glazed sash window to front, power points, light, exposed ceiling beam, door to good size storage cupboard.

Bedroom 2 5'10" x 6'9" (1.79m x 2.07m)

internal high level window to living room, power points, light.

Shower Room

Shower cubicle with electric shower over, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan half tiled walls, light.

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 and drainage are believed to be connected to the property.

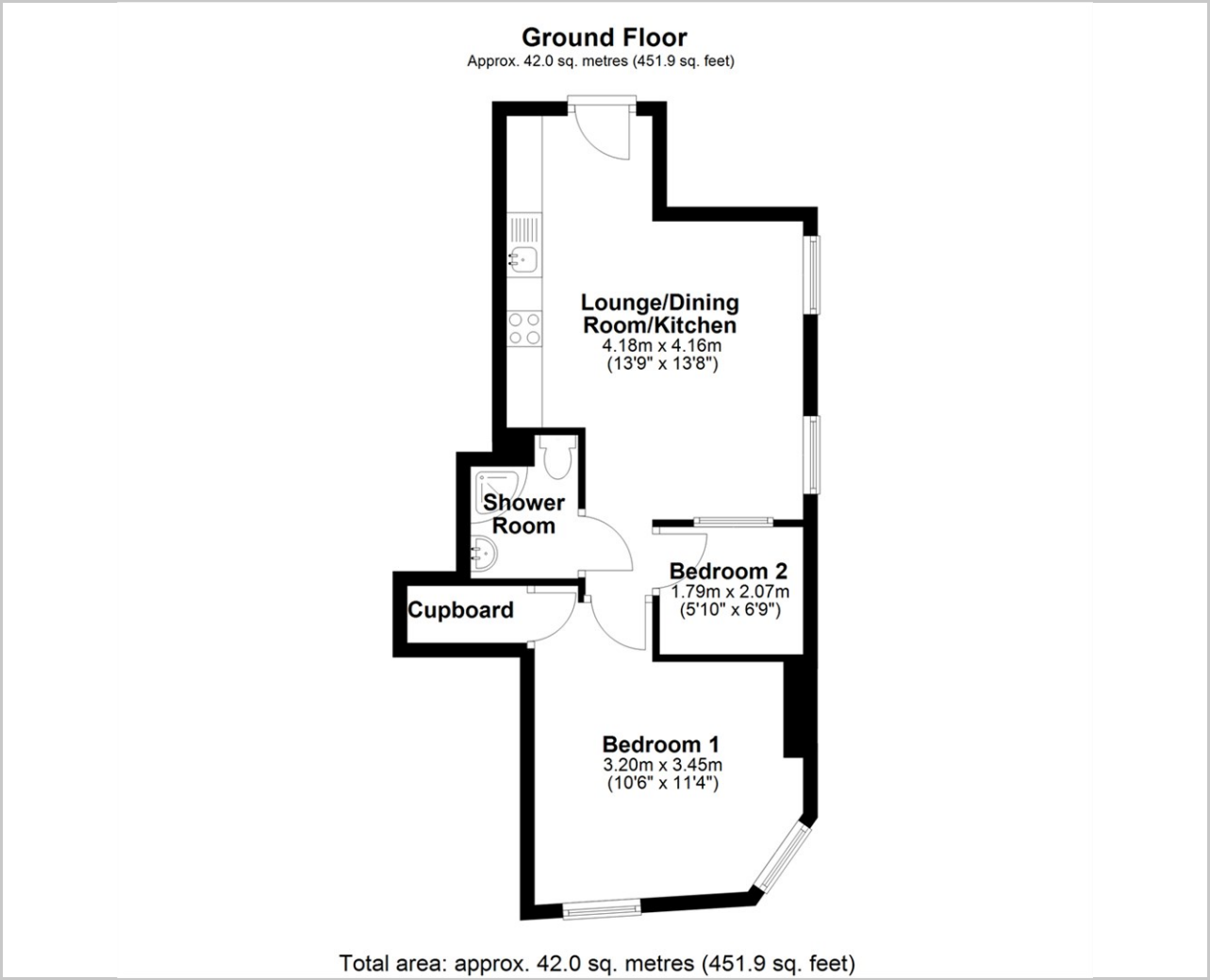
TENURE

Leasehold. 125 year lease commenced November 2009, Ground rent £100/annum, service charge £942.00 twice yearly (2025).

VIEWING ARRANGEMENTS

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

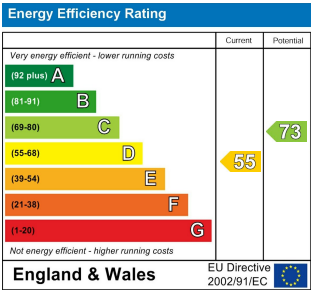
Floor Plan



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.

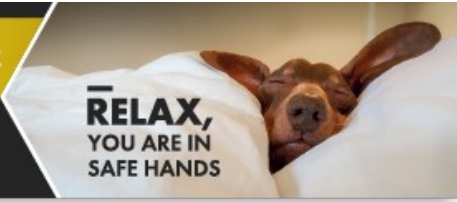
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**RELAX,
YOU ARE IN
SAFE HANDS**

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