





BRITISH
PROPERTY
AWARDS

2022

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



19 Turbit Close, Ross on Wye, Herefordshire, HR9 7WW

Offers Over £310,000

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**19 Turbit Close, Ross on Wye,
Herefordshire, HR9 7WW**

Built in 2022 this three storey semi-detached town house offers incredibly well presented accommodation, benefiting from gas fired heating and uPVC double glazing. On the ground floor an entrance hall with useful storage cupboard leads to a light and spacious living room as well as the comprehensively fitted kitchen, with integrated appliances, and a cloakroom. The first floor offers two double bedrooms as well as a good size single bedroom (potential study) and a family bathroom while on the second floor is the really good sized master double bedroom with storage cupboard, wardrobes and ensuite shower room, as well as a spacious landing which lends itself to being used as a convenient dressing area. N.B. the second floor headspace is partially restricted due to sloping ceilings.

Outside there is a driveway with electric charging point and space for two vehicles and personal gate leading to the rear garden which comprises a paved patio and lawned garden.

Set within the St Mary's Garden Village development, just over a mile from the centre of the market town of Ross on Wye, the property benefits from community features such as community hub, gym, childrens play park, kick-about area, walking paths, gardens, allotments and wildlife ponds.

Entrance Hall

Radiator, power points, light, central heating thermostat, door to storage cupboard, stairs to first floor, doors to:

Living Room 10'9" x 15'10" (3.27m x 4.82m)

Double radiator, wood effect LVT floor covering, TV point, power points, light, uPVC double glazed double door with glazed side panels to each side, door to understairs storage cupboard.

Kitchen 12'5" x 8'7" (3.78m x 2.62m)

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, plumbing for washing machine, eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, double radiator, wood effect LVT floor covering, power points, light.

WC

Pedestal wash hand basin, low-level WC, extractor fan, radiator.

Landing

Stairs to second floor, power points, light, doors to:

Bedroom 2 11'11" x 8'10" (3.64m x 2.69m)

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

Bedroom 3 9'3" x 8'10" (2.83m x 2.69m)

UPVC double glazed window to front, radiator, power points, light, sliding doors to fitted wardrobe.

Bedroom 4 7'5" x 6'9" (2.27m x 2.07m)

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





Bathroom
With shaped bath with wider shower end and shower over and glass screen, vanity wash hand basin with storage under, chrome heated towel rail, extractor fan, shaver point, tiled effect LVT floor covering.

Landing/Dressing Area 13'2" x 7'1" (4.01m x 2.15m)
Radiator, power points, light (sloping ceiling).

Bedroom 1 10'0" x 15'10" (3.04m x 4.82m)
(sloping ceiling) UPVC double glazed dormer window to front, radiator, power points, light, central heating thermostat, sliding doors to fitted wardrobe, separate built in storage cupboard, door to:

En-suite
With pedestal wash hand basin, double shower enclosure with glass screen, low-level WC, chrome heated towel rail, extractor fan, shaver point, tiled effect LVT floor covering.



Outside
To the front of the property are two shallow steps to the front door with a small shrubbery to the side. To the side of the property is a driveway with electric charging point and providing off road parking for two vehicles. A personal gate at the rear of the driveway provides access to the rear garden which has a paved patio with footpath leading to the lawned garden.

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 D, £1,460.77 (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.



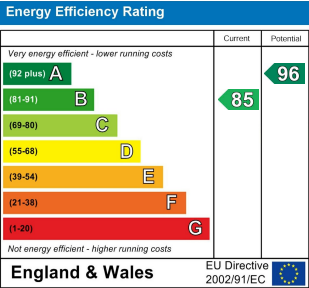
Floor Plan



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.

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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