



BRITISH
PROPERTY
AWARDS

2022



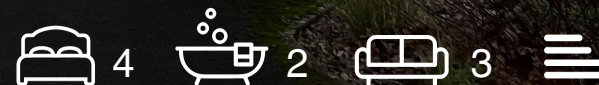
GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



12 Sugarloaf Crescent, Ross on Wye, HR9 5JB

£465,000



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A modern detached house situated in a cul de sac to the south of the market town of Ross on Wye. The property is in good order and benefits from gas fired heating and uPVC double glazing. The spacious accommodation includes entrance hall, living room, dining room, conservatory, kitchen/breakfast room, utility room and cloakroom on the ground floor as well as four bedrooms, ensuite shower room and family bathroom on the first floor. Outside there is a detached double garage with driveway as well as an enclosed rear garden. No onward chain.

Entrance Hall

Double radiator, power points, light, central heating thermostat, double glazed door with matching side panels, stairs to first floor, doors to:

Cloakroom

UPVC frosted double glazed window to front, vanity wash hand basin with cupboards under, low-level WC, radiator, cloaks recess.

Living Room 14'5" x 13'1" (4.40m x 3.98m)

UPVC double glazed box window to front, double radiator, telephone point, TV point, power points, light, electric fire with marble surround, glazed double doors to:

Dining Room 9'5" x 13'1" (2.86m x 3.98m)

Double radiator, power points, light, door to kitchen and uPVC double glazed double doors to:

Conservatory 10'7" x 9'7" (3.23m x 2.92m)

Half brick and uPVC construction with temperature controlled opening vent roof window, double doors to rear garden.

Kitchen/Breakfast Room 12'2" x 13'0" (3.71m x 3.95m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, lights, integrated fridge/freezer and integrated dishwasher, electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, tiled floor, telephone point, power points, opening to:

Utility 5'7" x 6'1" (1.70m x 1.86m)

With worktop space, sink unit with single drainer, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed door to side, door to under-stairs storage cupboard.

Landing

Power points, light, access to roof space, passive ceiling vent. Doors to:

Bedroom 1 13'7" x 10'5" (4.16m x 3.19m)

uPVC double glazed box window to front, double radiator, telephone point, TV point, power points, light, doors to double fitted wardrobe with exposed shelving to one end.

En-suite

With pedestal wash hand basin, tiled shower enclosure, low-level WC, shaver point and light, uPVC frosted double glazed window to front, double radiator.





Bedroom 2 13'7" x 9'8" (4.15m x 2.95m)
UPVC double glazed window to front, radiator, power points, light.

Bedroom 3 10'2" x 8'11" (3.11m x 2.72m)
UPVC double glazed window to rear, radiator, TV point, power points, light, fitted triple wardrobe, two separate fitted matching drawer units.

Bedroom 4 6'11" x 10'7" (2.11m x 3.23m)
UPVC double glazed window to rear, radiator, telephone point, TV point, power points, light.

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

Outside
The property is approached to the front via a tarmac driveway providing off road parking and access to the double garage - 5.62m x 5.54m (18'5" x 18'2") with personal door to the side and remote controlled electric roller door. A paved path leads to the side of the property, via a wooden gate to the rear where there is a paved and gravelled terrace with a low brick retaining wall and steps up to the lawned garden with flower and shrub borders.

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.

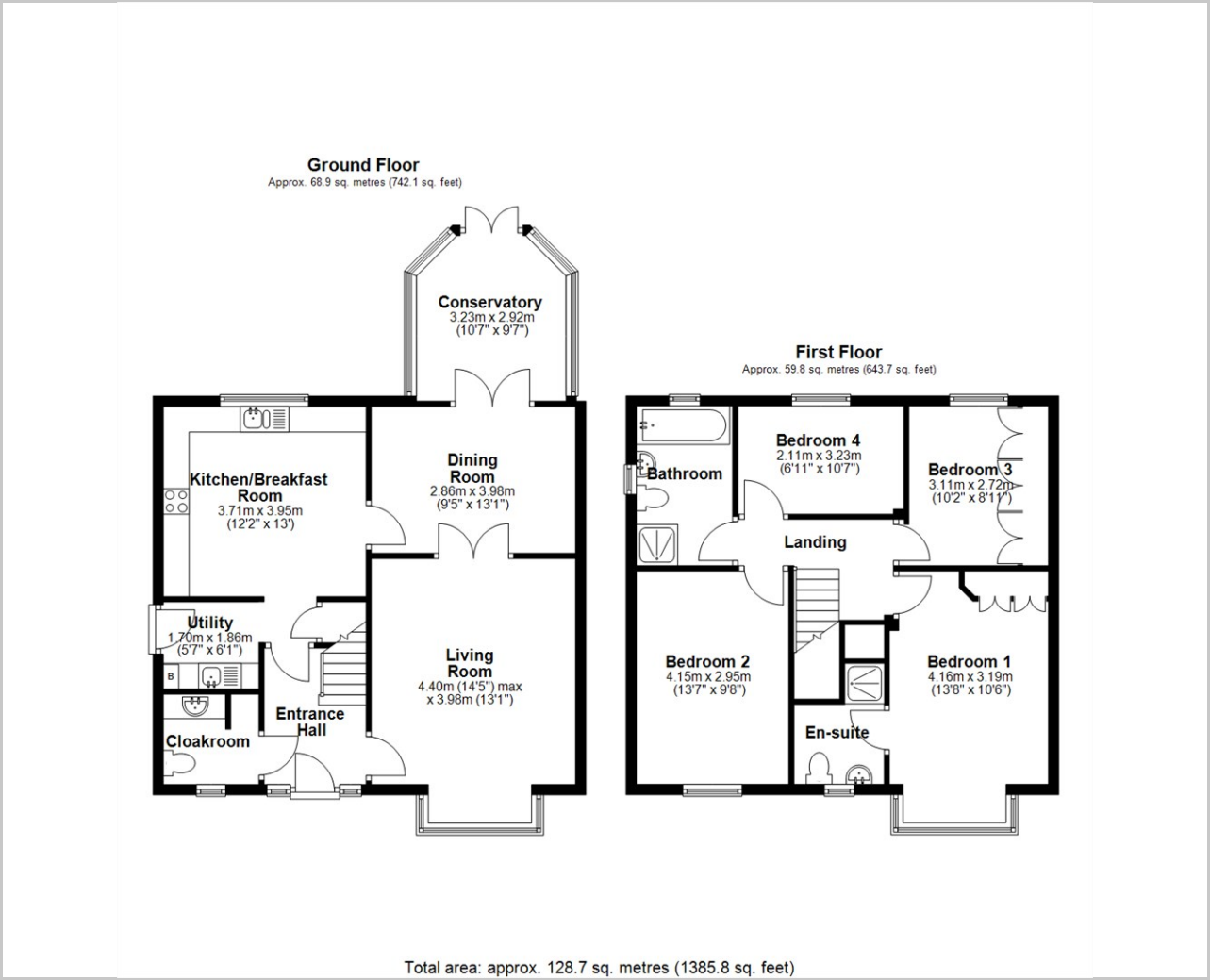
SERVICES
Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE
Freehold

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



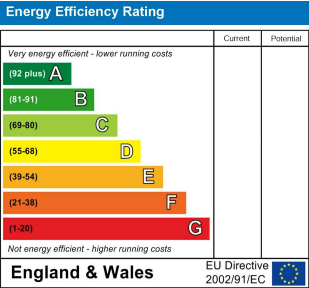
Floor Plan



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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