



Lane End, Redhill Road, Ross-on-Wye, Herefordshire,
HR9 5AU

£925 Per Calendar



**Lane End, Redhill Road, Ross-on-Wye,
Herefordshire, HR9 5AU**

A semi detached bungalow located just off Archenfield Road, Ross on Wye. The accommodation includes a well presented kitchen, entrance hall, good size lounge, two double bedrooms and a bathroom with electric shower, bath and airing cupboard. Outside there is off road parking as well as garden to the front. The side and rear has concrete patio areas with a lockable storage unit. The property benefits from gas central heating and uPVC double glazing.

SPECIAL CONDITIONS

To be advised

COUNCIL TAX

Council Tax Band 'B'

LOCAL AUTHORITY

Herefordshire Council 01432 260000

TO VIEW

To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents TrivettHicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From the centre of Ross proceed up Copse Cross Street and at the Prince of Wales bear right into Archenfield Road. Continue to the bottom of the hill and turn right into Redhill Road. The property will be found towards the furthest end on the right hand side, just before Ashfield Park Avenue.

N.B.

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of TrivettHicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

Holding fee & Deposit

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to



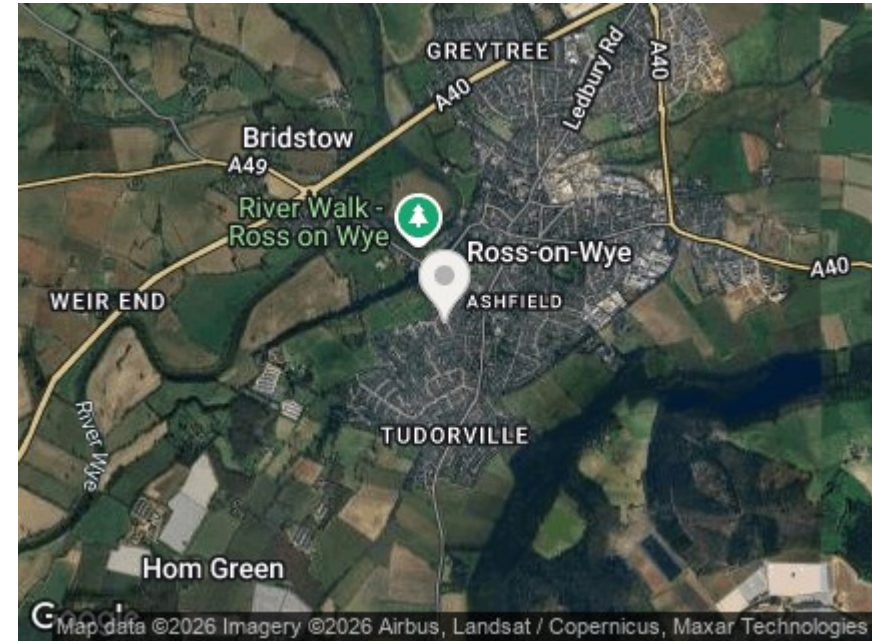
hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

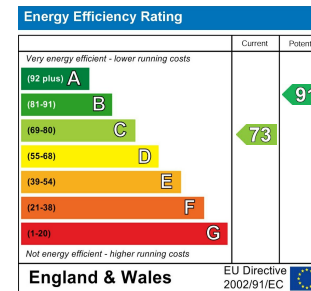
Floor Plan



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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Hereford

T 01432 274300

E hereford@trivett-hicks.com

10 St. Peters Street

Hereford

HR1 2LE

Directors

Jason Hicks MNAEA

Jeremy Trivett

TrivettHicks Ltd Registered Office

SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye

T 01989 768666 F 01989 764185

E ross@trivett-hicks.com

53 Broad Street

Ross-on-Wye

HR9 7DY