



23 Oaklands, Ross-On-Wye, HR9 7HE

£159,950

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A modern mid-terrace house in good order throughout and benefitting from gas heating and uPVC double glazing. The accommodation comprises hallway, living room and kitchen on the ground floor as well as two bedrooms and a bathroom on the first floor. Outside there is a small garden to the front and a pleasant, enclosed garden to the rear.

uPVC double glazed door to:

Hall

Double radiator, power point, light, storage cupboard, opening and door to:

Kitchen 7'8" x 8'2" (2.33m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to front, wall mounted gas boiler, door to storage cupboard.

Living Room 14'6" x 13'7" (4.41m x 4.13m)

UPVC double glazed window to rear, double radiator, TV point, power points, light, stairs to first floor, double glazed door to rear garden.

Landing

With light, linen cupboard, doors to:

Bedroom 1 9'8" x 10'6" (2.94m x 3.19m)

Skylight, double radiator, power points, light.

Bedroom 2 9'4" x 8'5" (2.85m x 2.57m)

(partially restricted headroom) uPVC double glazed window to front, radiator, power points, light,.

Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low-level WC, extractor fan, shaver point and light, uPVC frosted double glazed window to front, radiator, laminate floor.

Outside

To the front of the property a small gravelled garden is enclosed by mature hedging and a paved path leads to the front door. To the rear there is a paved patio, which is partially covered, with two steps up to a lawned garden with a paved path leading to a garden shed.





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, £1,761.59 (2026/27)

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

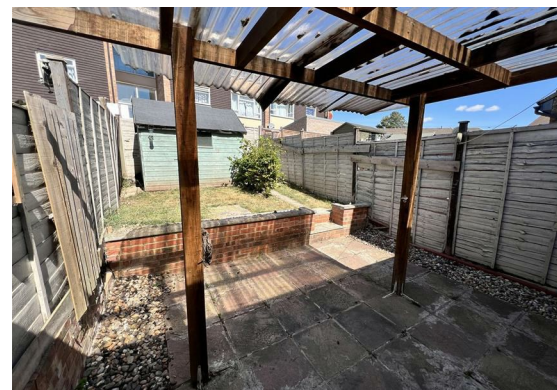
Freehold

VIEWING ARRANGEMENTS

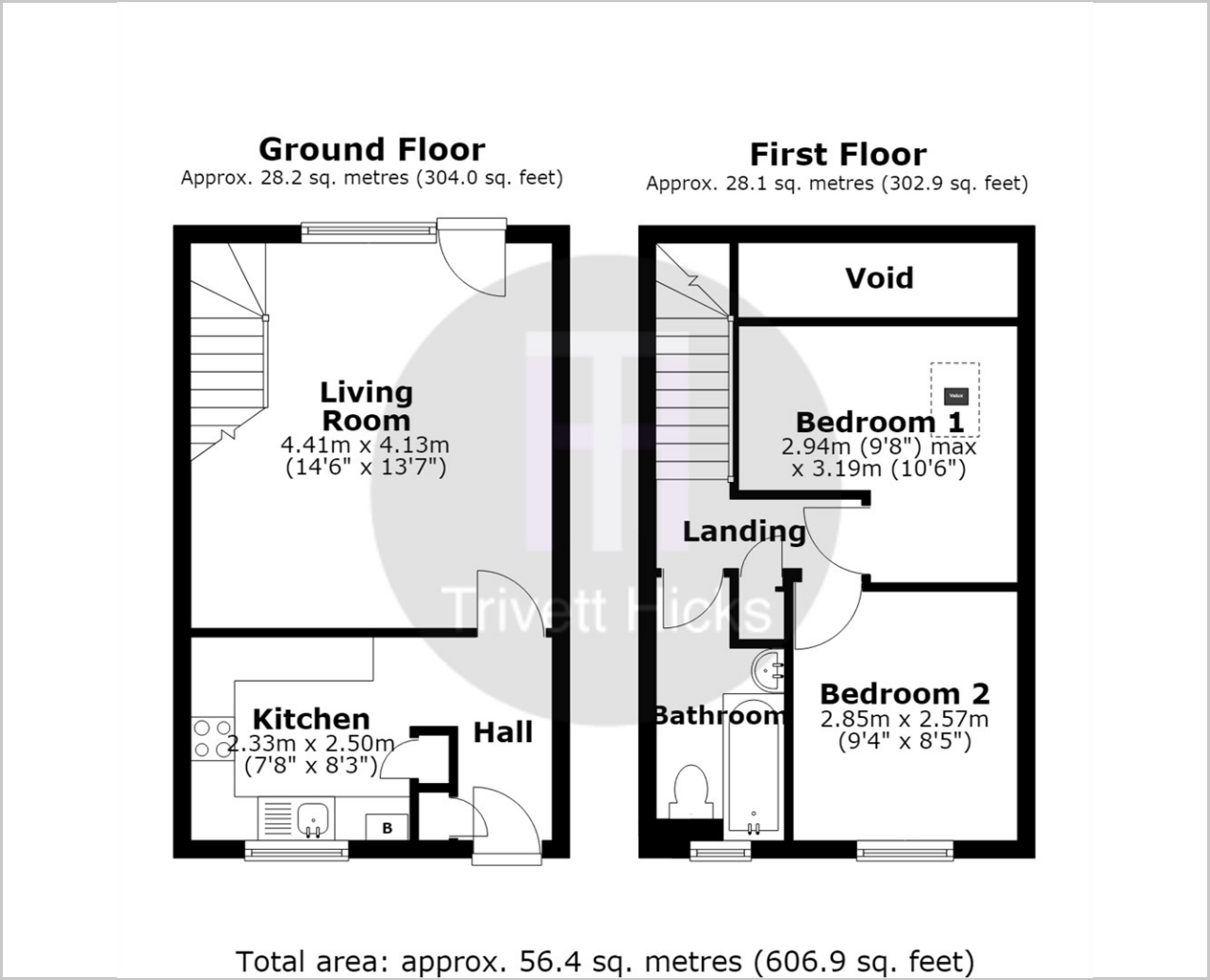
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

From our town centre office proceed down Broad Street and continue straight ahead into Brookend Street, across the mini-roundabouts and bear left into Brampton Road. Continue to the top of the hill, turn left into Oaklands and the property will be found on the right hand side.



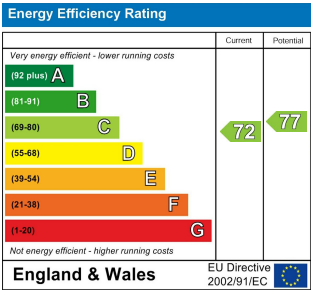
Floor Plan



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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