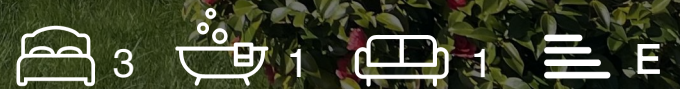




5 Milton Terrace Camp Road, Ross-On-Wye, HR9 5NL

£215,000



## 5 Milton Terrace Camp Road, Ross-On-Wye, HR9 5NL

A period mid-terraced house situated approximately half a mile from the centre of Ross-on-Wye and its range of local amenities. The property is vacant and immediately available having been rented out over years. The accommodation includes entrance porch, hallway, living room, kitchen with modern fitted units, rear hall, utility and bathroom on the ground floor as well as three bedrooms on the first floor. Outside there are gardens to the front and rear with the scope to create off road parking to front, subject to any consents which would be required.

uPVC double glazed door to:

### Porch

Windows to front and side, light, door to:

### Hall

Electric storage heater, laminate flooring, light, stairs to first floor, door to:

### Living Room 11'11" x 11'9" (3.63m x 3.57m)

UPVC double glazed window to front, laminate flooring, power points, light, electric fire with wooden mantle over, door to:

### Kitchen 8'0" x 14'5" (2.44m x 4.39m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, space for fridge/freezer, electric oven, built-in four ring electric hob with extractor hood over, heated towel rail, tile effect flooring, power points, light, window, door to:

### Rear Hall:

Door to airing cupboard, doors to:

### Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low-level WC, double glazed window to side, radiator.

### Utility 4'9" x 7'1" (1.44m x 2.16m)

With worktop space, plumbing for washing machine, window to rear, uPVC double glazed door to rear.

### Landing

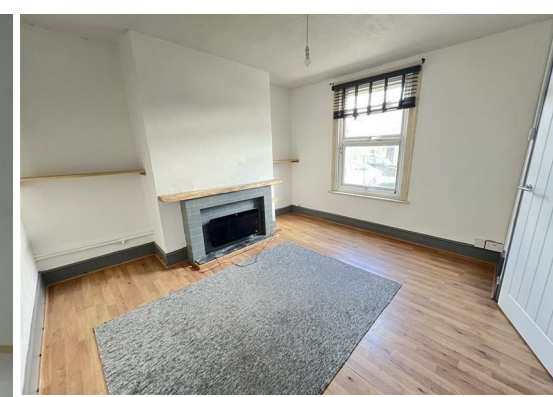
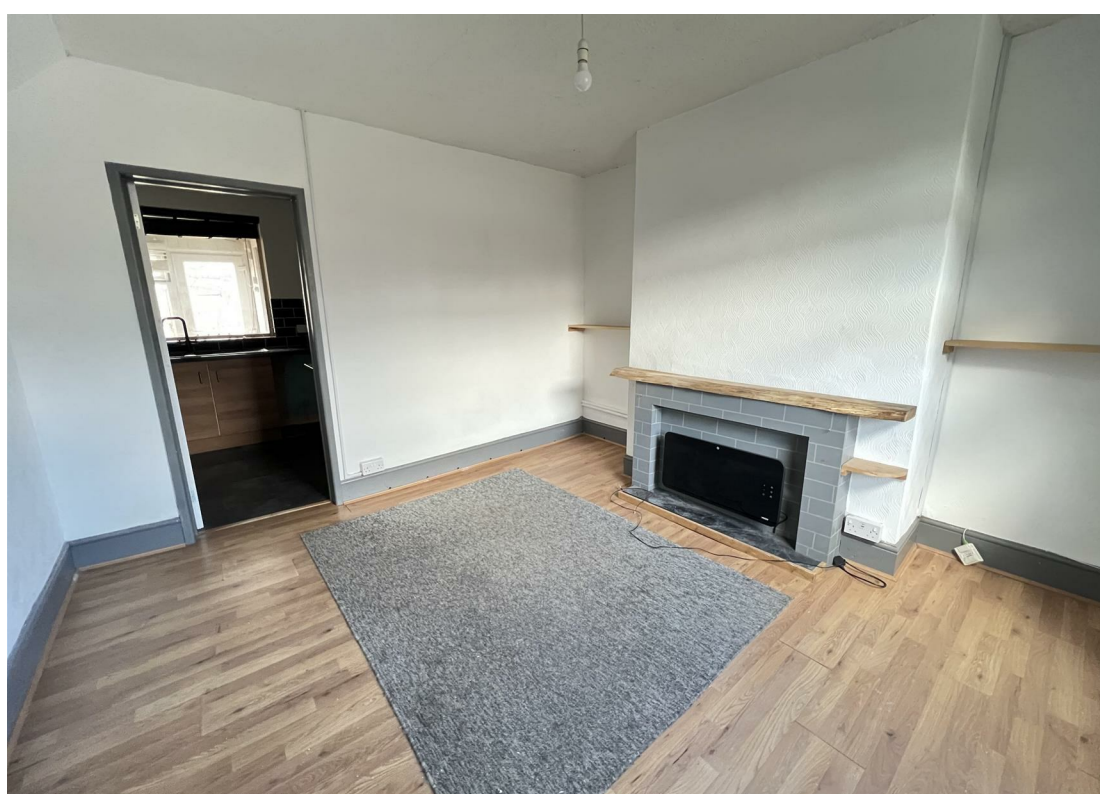
Laminate flooring, light, access to roof space. Doors to:

### Bedroom 1 9'11" x 13'2" (3.01m x 4.02m)

Two fitted storage cupboards, uPVC double glazed window to front, electric radiator, laminate flooring, power points, light, overalls bulkhead.

### Bedroom 2 10'2" x 7'1" (3.09m x 2.17m)

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





Bedroom 3 7'6" x 6'11" (2.28m x 2.11m)  
UPVC double glazed window to rear, electric radiator, laminate flooring, power points, light.

#### Outside

To the front a concrete path leads to the front of the property with a lawned garden to the side. This area has the potential to be turned into off road parking, subject to the consents which would be required. To the rear is a small enclosed yard with a gate leading to the rear where there is a shared pathway providing access directly from the front to the rear if required and a gate leading to the good size lawned garden.

#### LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band X, £2,055.19 (2026/27)

#### 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.

#### 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

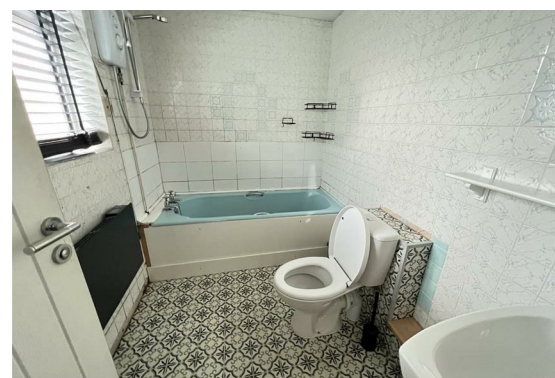
Mains water, electricity and drainage are believed to be connected to the property.

#### TENURE

Freehold

#### VIEWING ARRANGEMENTS

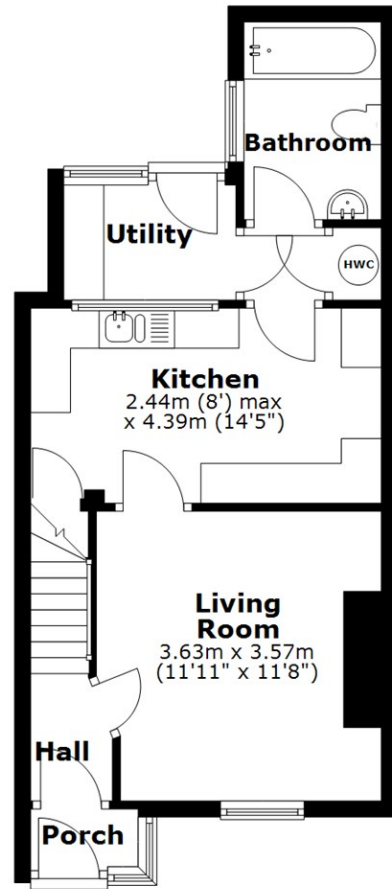
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



## Floor Plan

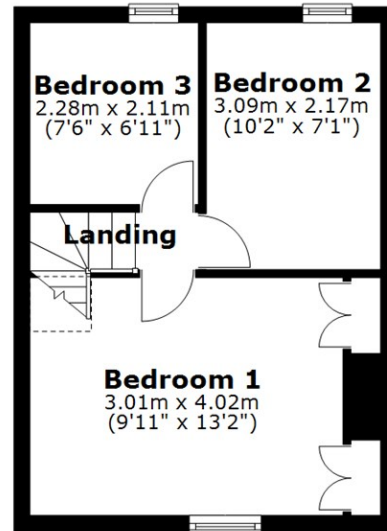
### Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



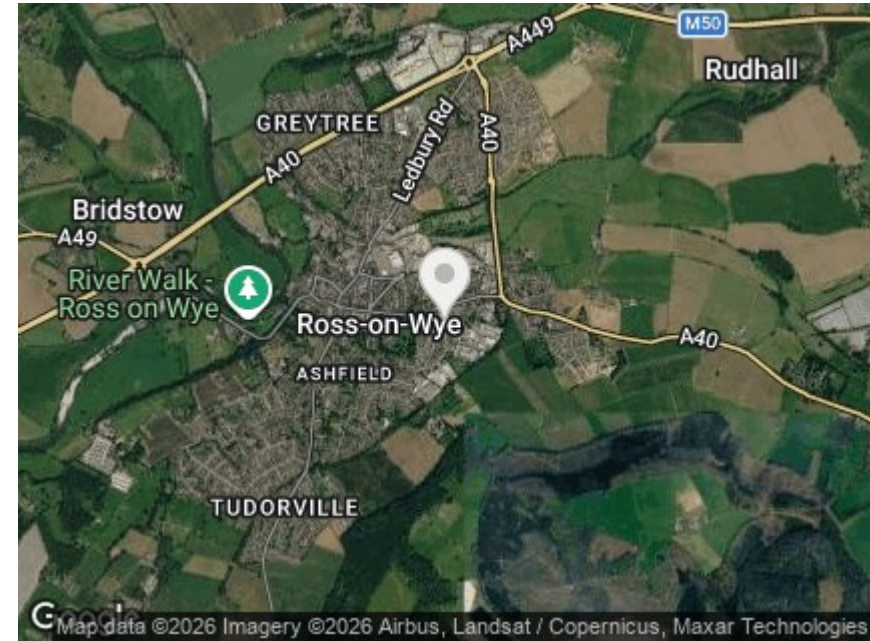
### First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)

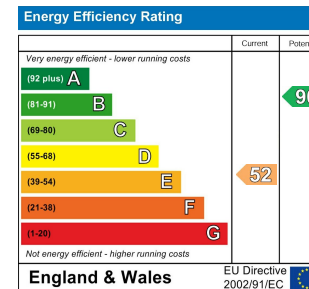


Total area: approx. 64.1 sq. metres (689.6 sq. feet)

## 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.

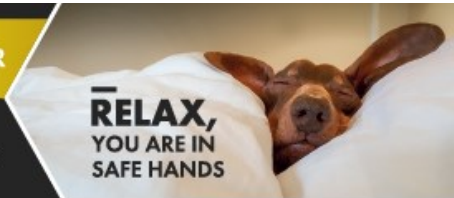


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**Hereford**

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