



8 Cordwainers Lane, Ross-On-Wye, HR9 7GS

£250,000



## 8 Cordwainers Lane, Ross-On-Wye, HR9 7GS

A modern semi-detached home, built in 2014, which offers spacious accommodation in a peaceful location, on the fringes of this modern development. The ground floor includes an entrance hall, cloakroom, spacious lounge and kitchen/dining room to the rear of the property with an outlook across the garden.

On the first floor there are three good size bedrooms, the master bedroom benefitting from an ensuite shower room, as well as a family bathroom.

Outside, to the front is an area providing off road parking with a pathway to the side of the house. To the rear there is a good size timber decked area with two steps down to the lawned garden.

### Entrance Hall

Radiator, laminate flooring, power points, light, stairs to first floor, doors to:

### WC

UPVC frosted double glazed window to front, corner wash hand basin, low-level WC, radiator, laminate flooring, light.

### Living Room 14'0" x 12'10" (4.26m x 3.91m)

UPVC double glazed window to front, uPVC double glazed window to side, two radiators, laminate flooring, TV point, power points, lights, central heating thermostat, door to:

### Kitchen/Dining Room 9'9" x 16'4" (2.98m x 4.98m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl sink unit, integrated dishwasher, plumbing for washing machine, electric oven with four ring gas hob and extractor hood over, uPVC double glazed window to rear, double radiator, power points, lights, double glazed patio doors to rear, door to understairs storage cupboard.

### Landing

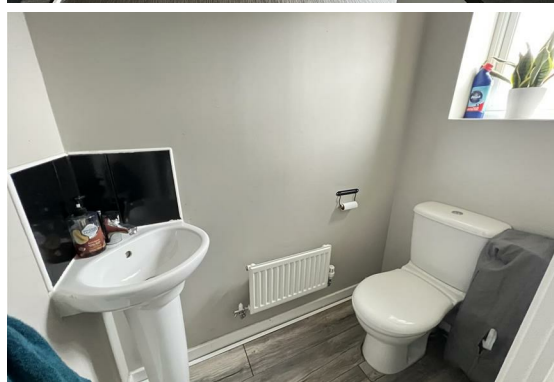
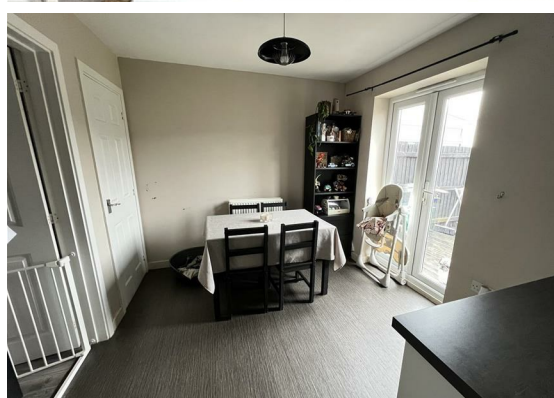
Power points, light, access to roof space, door to linen cupboard with shelving. Dorrs to:

### Bedroom 1 11'0" x 9'7" (3.35m x 2.91m)

UPVC double glazed window to front, radiator, TV point, power points, light, door to:

### En-suite

With pedestal wash hand basin, tiled shower enclosure with mains shower, low-level WC, extractor fan, shaver point, uPVC frosted double glazed window to side, radiator.





**Bedroom 2 8'10" x 9'6"** (2.69m x 2.90m)  
UPVC double glazed window to rear, radiator, power points, light.

**Bedroom 3 8'11" x 6'7"** (2.72m x 2.01m)  
UPVC double glazed window to rear, radiator, power points, light.

**Bathroom**  
With panelled bath, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted double glazed window to front, radiator, light.

**LOCAL AUTHORITY & CHARGES**  
Herefordshire Council, 01432 260000. Band C, £2,348.79 (2025/26)

**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.

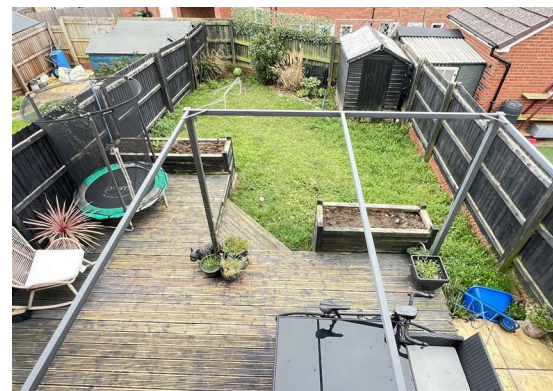
**MONEY LAUNDERING REGULATIONS**  
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation and proof of funds at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**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.

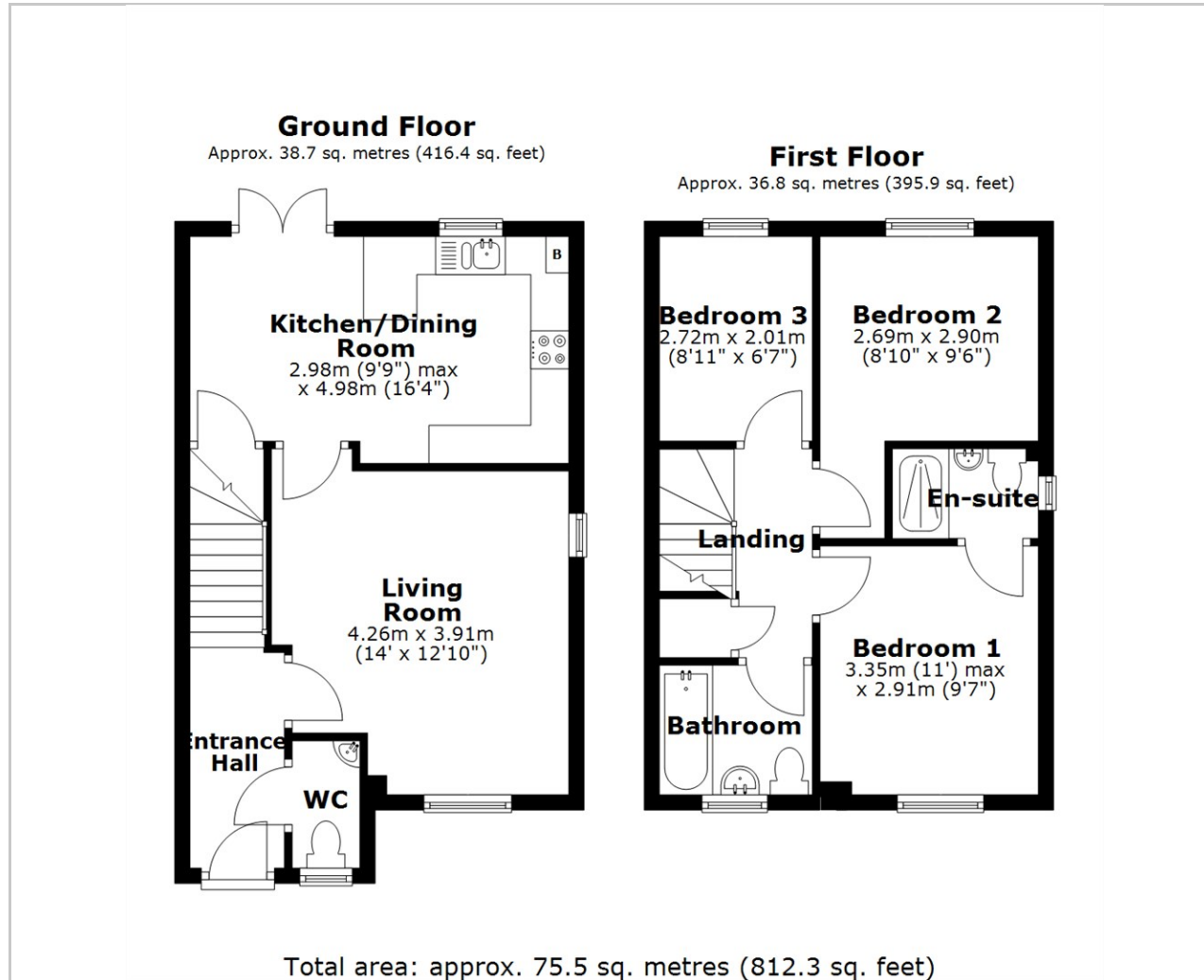
**SERVICES**  
Mains water, electricity, gas and drainage are believed to be connected to the property.

**TENURE**  
Freehold.

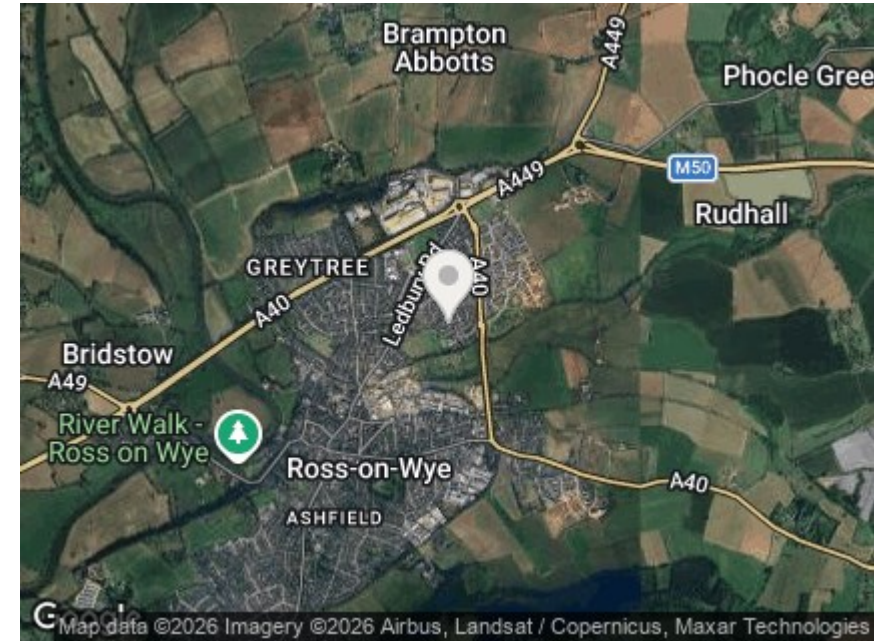
**VIEWING ARRANGEMENTS**  
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.



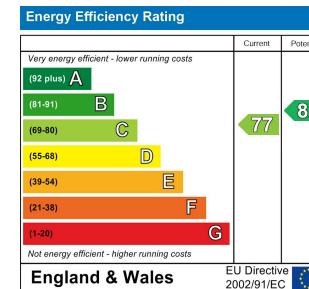
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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