

8 Lincoln Close, Ross-On-Wye, HR9 5TZ

£350,000

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This modern detached house benefits from a two storey extension and now offers four bedroom accommodation sitting in a generous corner plot. In addition to four bedrooms the accommodation also includes three reception rooms, a good size kitchen and two bathrooms. The property benefits from gas heating and uPVC double glazing as well as a multi-fuel stove in the living room.







Entrance Hall
Front door with glazed side panel, radiator, stairs to first floor, wood block effect LVT, door to kitchen and opening to:

Dining Room 15'6" x 8'9" (4.73m x 2.66m)
uPVC full height double glazed window to front, double radiator, wood block effect LVT, part glazed double door to:

Living Room 15'1" x 11'11" (4.60m x 3.62m)
uPVC double glazed window to front, double radiator, triple panel bi-fold door to rear, wood effect laminate flooring, freestanding multi-fuel stove..

Kitchen 11'9" x 15'1" (3.58m x 4.60m)
uPVC double glazed window to rear, double radiator, wood block work surface space with cupboards and drawers under, eye level wall cupboards, plumbing for washing machine, Belfast sink unit, freestanding range cooker with electric oven and grill, 5-ring gas hob and extractor hood above, door to outside, door to understairs cupboard and door to:



Conservatory 8'8" x 7'10" (2.64m x 2.40m)
uPVC windows to each side, uPVC double door to garden.

Landing 6'0" x 5'6" (1.83m x 1.68m)
uPVC double glazed window to side, radiator, power and light points, door to Airing Cupboard with slatted shelving and housing the wall mounted gas boiler providing hot water and heating. Doors to:

Bedroom 1 14'7" x 8'6" (4.45m x 2.60m)
uPVC double glazed window to front, radiator, power and light points, laminate flooring.

Bedroom 2 7'5" x 11'11" (2.25m x 3.62m)
Power and light points, uPVC double glazed window to rear, laminate flooring, radiator.

Bedroom 3 7'5" x 11'11" (2.25m x 3.62m)
uPVC double glazed window to front, laminate flooring, power and light points, radiator, double door to fitted wardrobe.



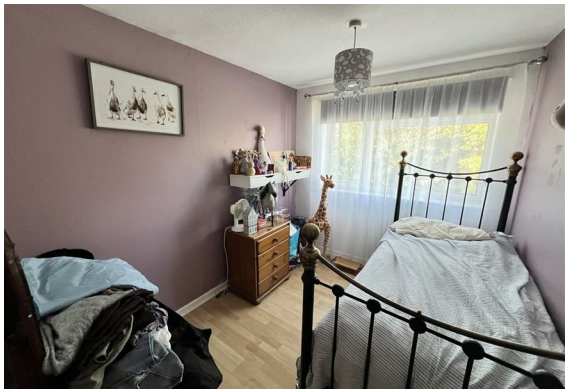
Bedroom 4 9'9" x 7'9" (2.96m x 2.35m)
uPVC double glazed window to rear, built-in corner storage cupboard, radiator, power and light points, laminate flooring.

Bathroom 1
uPVC frosted double glazed window to front, overstairs storage cupboard, chrome heated towel rail, freestanding roll top bath, wash hand basin, low level WC.















Bathroom 2
uPVC double glazed window to rear, radiator, low level WC, panelled bath, circular wash hand basin.

Outside
To the front of the property is a driveway which provides off-road parking with a covered car port to the side. The property sits on a good size corner plot, resulting in a nice size rear garden which comprises a mixture of lawn with pathways leading to a gravelled terrace with pergola over, To one side of the propeerty is a covered storage area while to the other is a summer house with former aviaries attached, garden pond and side lawned garden which extends back towards the front of the property where there is another enclosed garden area.

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 D, £2,642.39 (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.

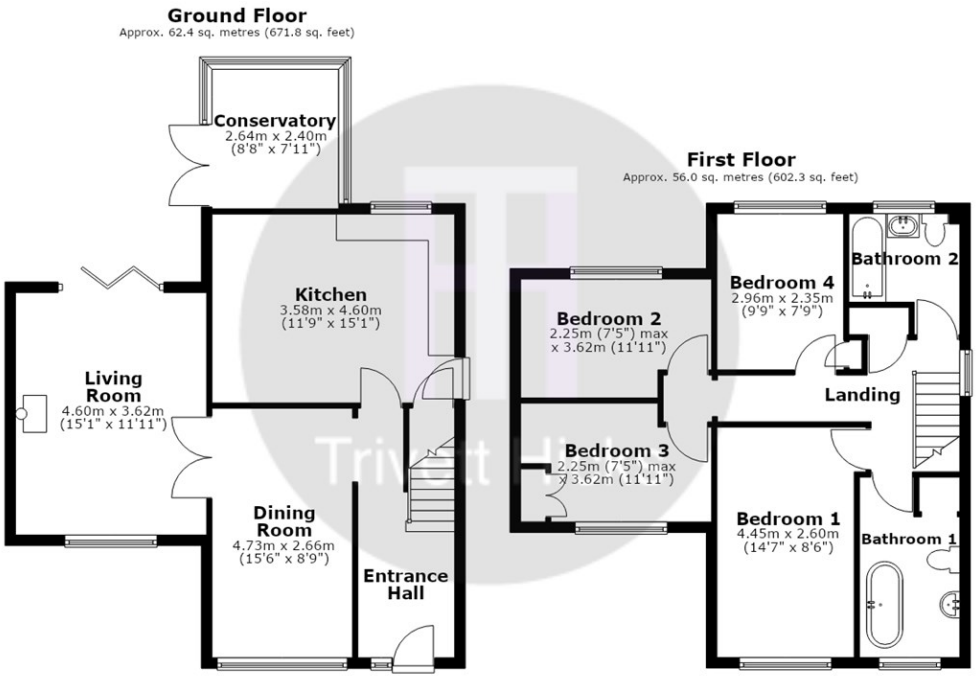
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, 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.

Floor Plan



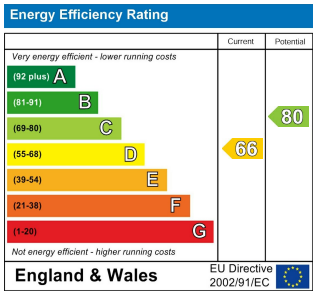
Total area: approx. 118.4 sq. metres (1274.0 sq. feet)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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