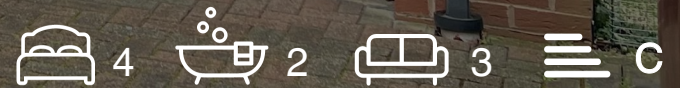




6 The Walled Garden, Ross-On-Wye, HR9 7GX

£530,000



## 6 The Walled Garden, Ross-On-Wye, HR9 7GX

A beautiful detached house, tucked away in the corner of this exclusive walled community. The property has been modernised and updated by the current owners with works including replacement uPVC double glazing, refitted bathrooms in 2020 and a modern high gloss kitchen refit in 2024. The well laid out accommodation offers comfortable family living and includes entrance hall, living room, dining room, kitchen which is semi-open plan to the family room, utility room and cloakroom all on the ground floor as well as four good size bedrooms, three of which have built in wardrobes, ensuite shower room and family bathroom on the first floor.

The property was built approximately 20 years ago on the fringes of the Court Road development. The Walled Garden comprises nine substantial houses built within the walls of the former walled garden to Ross Court. The property is conveniently located for the amenities of the town, just under a mile away, and is also well placed for those who need to commute with the M50/A449 road network just over a mile away, enabling access to the Midlands, South Wales and the South West.

### Entrance Hall

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

### Cloakroom

UPVC frosted double glazed window to front, wash hand basin, WC with concealed cistern, heated towel rail, extractor fan, tiled floor.

### Living Room 16'11" x 12'8" (5.15m x 3.85m)

Two uPVC double glazed windows to side, living flame effect gas fire with wooden surround, double radiator, telephone point, two TV points, power points, light, uPVC double glazed double door to rear garden, double bi-fold doors to:

### Dining Room 9'1" x 12'7" (2.76m x 3.83m)

UPVC double glazed window to front, double radiator, telephone point, TV point, power points, light, uPVC double glazed double doors to side garden.

### Kitchen 10'9" x 11'7" min/18'1" max (3.30m x 3.55m min/5.53m max)

Fitted with a matching range of white gloss slab style base and eye level units with worktop space over, single drainer sink unit, integrated fridge and integrated freezer, built-in eye level electric double oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, tiled floor, power points lights, uPVC double glazed door to side of property, door to Utility and open plan to:

### Family Room 15'2" x 10'6" (4.63m x 3.21m)

UPVC double glazed window to side, uPVC double glazed window to rear, double radiator, tiled floor, TV point, power points, light, uPVC double glazed double door to garden.

### Utility Room 6'4" x 5'8" (1.92m x 1.73m)

Fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit, plumbing for washing machine, space for tumble dryer, radiator, tiled floor, door to Garage (see later).

### Landing

Radiator, power points, light, access to roof space, door to linen cupboard with slatted shelving, doors to:

### Bedroom 1 15'1" x 9'4" (4.60m x 2.84m)

UPVC double glazed window to rear, double radiator, double door to built in wardrobes, door to:

### En-suite

With vanity wash hand basin with cupboards under, double shower enclosure with mains shower over, WC with concealed cistern, half tiled walls, heated towel rail, extractor fan, skylight, tiled flooring, light.

### Bedroom 2 11'11" x 13'2" (3.62m x 4.02m)

UPVC double glazed window to rear, double radiator, telephone point, TV point, power points, light, double doors to built in wardrobe.



**Bedroom 3 11'9" x 11'7" (3.57m x 3.52m)**

UPVC double glazed window to front, double radiator, telephone point, TV point, power points, light, double doors to built-in double wardrobe.

**Bedroom 4 8'5" x 8'5" (2.57m x 2.56m)**

UPVC double glazed window to front, double radiator, telephone point, TV point, power points, light.

**Bathroom**

Panelled bath with mains shower over and glass shower screen, WC with concealed cistern, vanity wash basin with cupboards under, heated towel rail, extractor fan, light, frosted uPVC double glazed window to rear.

**Outside**

To the front of the property is a block paved driveway providing off road parking for a number of vehicles and access to the Garage - 5.58m x 3.09m (18'3" x 10'1") With power points, light, roof storage area, wall mounted gas boiler serving heating system and domestic hot water, hot water cylinder, remote-controlled electric roller door. A gate enables access to the side of the property which leads to the rear where the garden is laid to lawn with gravelled path and adjacent flower and shrub borders, all secured by a mature hedge and tree line to the rear boundary. A large timber deck sits off the living room and the family room and leads to the enclosed side garden which is laid to lawn and bordered by original brick walls.

**LOCAL AUTHORITY & CHARGES**

Herefordshire Council, 01432 260000. Band E, £3,070.47 (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. The property benefits from access via a private drive, serving nine properties, for which there is a shared maintenance liability as and when repairs may be required. We understand that there is an annual payment of £125.00.

**VIEWING ARRANGEMENTS**

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

**DIRECTIONS**

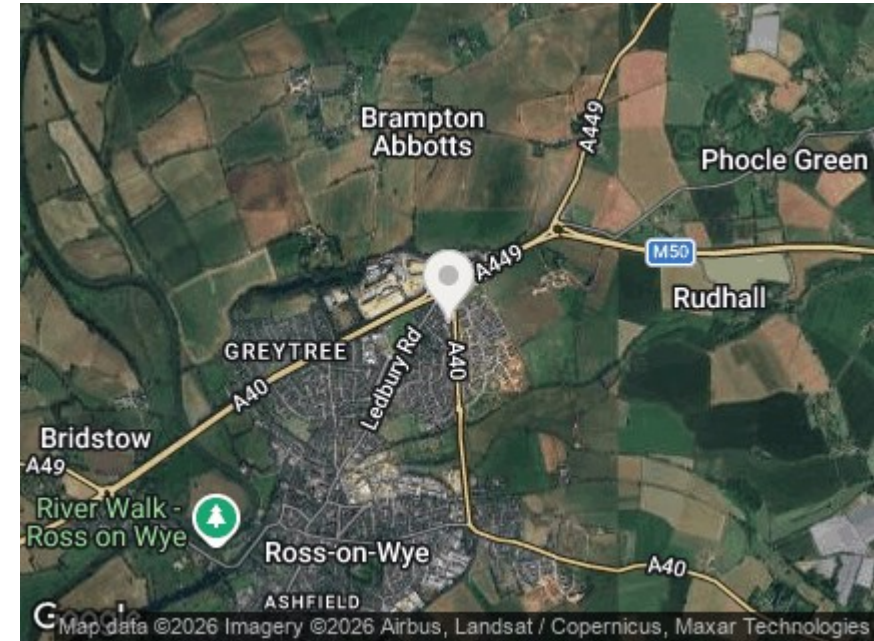
From our town centre office proceed down Broad Street, into Brookend Street and then, at the mini-roundabouts, continue straight ahead up Ledbury Road. Turn right into Court Road then follow until the furthest end where Court Road leads into The Walled Garden where the property will be found in the right hand corner.



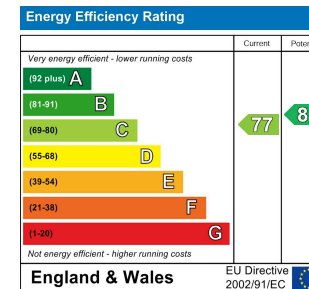
## Floor Plan



## 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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