

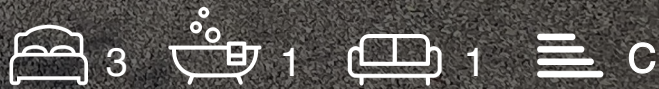


Trivett Hicks



3 Brampton Avenue, Ross-On-Wye, HR9 7EW

£270,000



### 3 Brampton Avenue, Ross-On-Wye, HR9 7EW

A traditionally built mid-terrace house which has been comprehensively renovated internally by the current owners to a very high standard. The works include, re-wiring (new upgraded 100 amp mains connection), re-plumbing (including new water main), newly fitted high gloss kitchen, contemporary fitted bathroom with separate shower, re-plastering, new modern 'widescreen' woodburner, redecoration and replacement floor coverings. Externally, the front has been excavated and laid to gravel however the rear garden remains untouched and offers the opportunity for a future owner to put their own stamp on the property.

In brief the accommodation includes spacious kitchen/dining room with useful utility cupboard, living room with woodburner, downstairs WC as well as three bedrooms and a bathroom which has been refitted to a superb standard with separate shower cubicle. Externally the property is well presented, simply laid to gravel at the front and lawn to the rear and ready to be developed further by a future purchaser.

#### Kitchen/Dining Room 17'11" x 13'4" (5.45m x 4.06m)

Fitted with a matching range of base and eye level units with worktop space over, built-in sink unit, integrated dishwasher, space and plumbing for fridge/freezer, built-in range cooker with five ring gas hob and extractor hood over, cupboard with plumbing for washing machine and vent for tumble dryer, double glazed window to front, double glazed window to rear, double radiator, power points, lights, stairs to first floor, two doors to rear, door to:

#### Living Room 17'11" x 10'8" (5.45m x 3.25m)

Double glazed window to rear, double glazed window to front, two radiators, TV point, power points, light, wood burning stove with full width glass door.

#### WC

Low level WC, wash hand basin, automatic light, frosted double glazed window to front.

#### Landing

Double glazed window to front, power points, light, central heating thermostat, access to roof space, door to Boiler Cupboard with wall mounted gas combination boiler and shelving. Doors to:

#### Bedroom 1 11'0" x 10'2" (3.35m x 3.11m)

Double glazed window to rear, radiator, TV point, power points, light, built-in double wardrobe.

#### Bedroom 2 9'9" x 10'8" (2.97m x 3.26m)

Double glazed window to rear, radiator, TV point, power points, light.

#### Bedroom 3 7'10" x 7'4" (2.38m x 2.23m)

Double glazed window to front, radiator, TV point, power points, light.





#### Bathroom

With deep modern roll top bath with freestanding tap and separate shower attachment, frosted double glazed window to front, WC with concealed cistern, vanity wash basin with cupboard under, separate recessed shower enclosure with mains shower and glass screen.

#### Outside

To the front of the property is a gravelled hardstanding providing off road area for parking and storage with raised flower/vegetable borders to each side.. To the rear of the property is a lawned garden with concrete path leading through the centre to the rear boundary where there is a pathway providing rear access. Hot tub included!

#### 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 B, £1,953.91 (2025/26)

#### 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.

#### LOCATION

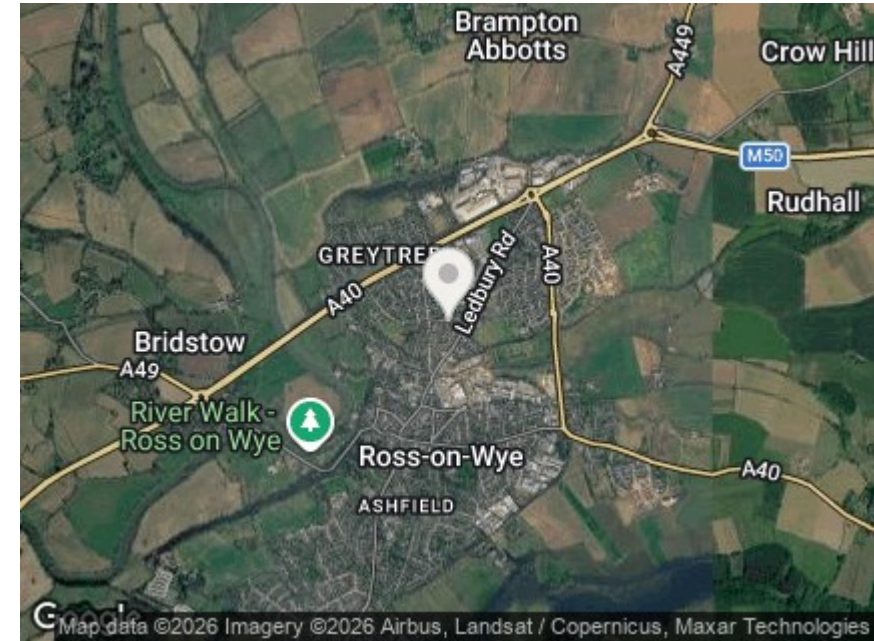
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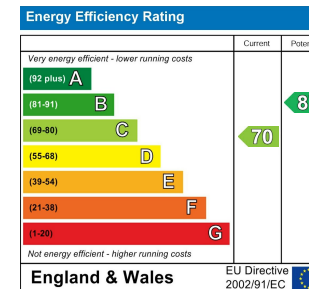
## Floor Plan



## 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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