Trivett Hicks

Craigmore, Whitchurch, Ross On Wye, HR9 6EG

£315,000

2 1 1 E

Craigmore, Whitchurch, Ross On Wye, HR9 6EG

A detached bungalow which is conveniently located just off the A4137 at Whitchurch, enabling good access to the road network linking to the Midlands, South Wales and the South West but at the same time enjoying a lovely outlook to the rear as it backs onto open farmland.

The property itself offers well-proportioned, balanced, accommodation with three reception rooms including a living room, dining room and conservatory, two double bedrooms, kitche, utility cupboard and bathroom. The property sits back within its plot meaning there are good size front gardens as well as an enclosed gravelled courtyard to the rear with a timber deck terrace and summer house.

Open Porch
Quarry tiled floor, door to:

Entrance Hall
Two leaded windows to front, double radiator, laminate floor, telephone point, power points, dado rail, light, doors to:

Living Room 12'0" x 13'6" (3.66m x 4.12m)
UPVC double glazed window to side, uPVC double glazed window to front, radiator, power points, light, open fire with stone surround and slabbed hearth.

Dining Room 8'10" x 13'9" (2.70m x 4.18m)
Radiator, laminate floor, power points, light, access to roof space, door to kitchen, sliding patio door to:

Conservatory 10'0" x 7'0" (3.05m x 2.13m)
uPVC double glazed windows, glazed skylight, laminate floor, uPVC door to outside.

Kitchen 7'11" x 10'8" (2.41m x 3.25m)
Fitted with a matching range of high gloss base and eye level units with worktop space over, single drainer sink unit, plumbing for dishwasher, space for fridge/freezer, space for cooker, uPVC double glazed window to side, double radiator, tiled floor, power points, light, doors to:

Utility Area
Plumbing for washing machine, uPVC frosted double glazed window to side, laminate floor, power points, light, wall mounted gas boiler serving heating system and domestic hot water.

Rear Porch
uPVC clad walls and ceiling, access to outside.

From the entrance hall, doors to:

Bedroom 1 11'2" x 9'9" (3.40m x 2.96m)
uPVC double glazed window to rear, radiator, laminate floor, power points, dado rail, light.

Bedroom 2 9'9" x 9'9" (2.96m x 2.96m)
uPVC double glazed window to front, radiator, laminate floor, power points, dado rail, light.

Bathroom
With pedestal wash hand basin, shower enclosure with electric shower over, low-level WC, uPVC frosted double glazed window to rear, heated towel rail, part half height timber panelling, door to linen cupboard with shelving.

Outside
The property is approached to the front via a concrete drive providing off road parking and having lawned gardens to either side with a number of fruit trees interspersed. A pathway leads to either side of the property where there is a gravelled courtyard to the rear with steps up to a timber decked terrace. To the uppermost corner of the rear garden is a summer house which takes advantage of the outlook to the rear across adjacent farmland.

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 C, £2,287.97 (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.

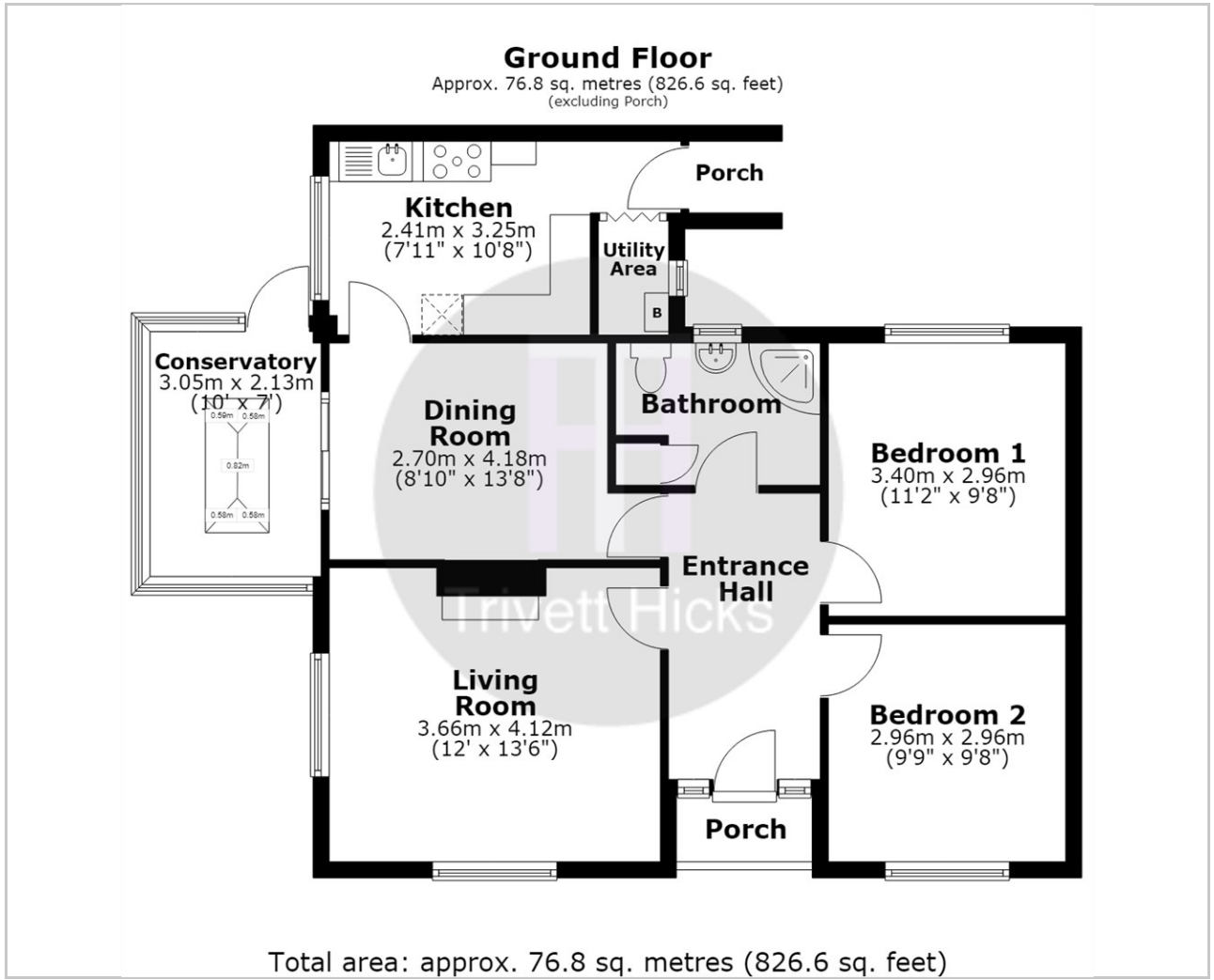
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable,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

TENURE
Freehold

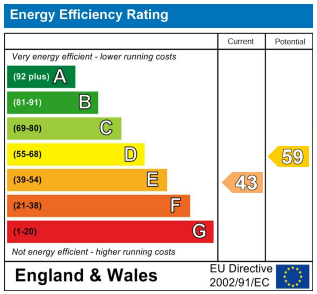
VIEWING ARRANGEMENTS
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

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

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