Trivett Hicks

20 Frillbank Road, Ross-On-Wye, HR9 7WU

£295,000

3 1 1 B

20 Frillbank Road, Ross-On-Wye, HR9 7WU

This well presented semi-detached house was built just a few years ago by Edenstone and is quietly situated on the St Mary's Village development. The site benefits from a range of communal facilities for residents such as a 'village hall' with weekly activities and events, gym, allotments, childrens park and acres of amenity land with pleasant walks. The accommodation itself is well proportioned and includes entrance hall, cloakroom, living room and kitchen/breakfast room on the ground floor as well as three bedrooms and a bathroom on the first floor. The current owners have carried out a lot of work outside to create a pleasant garden with patio and lawns.

Entrance Hall
Radiator, LVT flooring, light, central heating thermostat, stairs to first floor, doors to:

Living Room 10'9" x 15'11" (3.28m x 4.85m)
Double radiator, LVT flooring, TV point, power points, light, uPVC double glazed double door with glazed side panels to rear, door to understairs cupboard.

Kitchen 12'6" x 8'8" (3.80m x 2.63m)
Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink unit, under-unit lights, integrated full height fridge/freezer, integrated dishwasher, plumbing for washing machine, built-in eye level electric double oven, four ring electric induction hob with extractor hood over, uPVC double glazed window to front, double radiator, LVT flooring.

WC
Wash hand basin, low-level WC, passive air vent, radiator, LVT flooring, light.

Landing
Radiator, light, access to roof space, overstairs linen cupboard with shelving and radiator, doors to:

Bedroom 1 12'2" x 8'10" (3.71m x 2.68m)
UPVC double glazed window to rear, double radiator, power points, light, central heating thermostat.

Bedroom 2 11'4" x 8'10" (3.45m x 2.68m)
UPVC double glazed window to front, double radiator, power points, light.

Bedroom 3 7'10" x 6'9" (2.40m x 2.07m)
UPVC double glazed window to front, radiator, power points, light.

Bathroom
With shaped panelled bath with shower over, pedestal wash hand basin, low-level WC, passive air vent, uPVC frosted double glazed window to rear, light.

Outside
To the front of the property is a planted shrubbery and a paved path to the front door. A tarmac drive, with EV charging point, to the side provides off road parking. To the rear of the property is a wide paved patio which leads on to the lawned garden which is enclosed by picket fencing and flower beds, all on attractive brick built retaining walls. To the side is an additional garden area, laid to lawn, which gently slopes down to a paved and gravelled lower garden with wooden shed.

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, £2,348.79 (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.

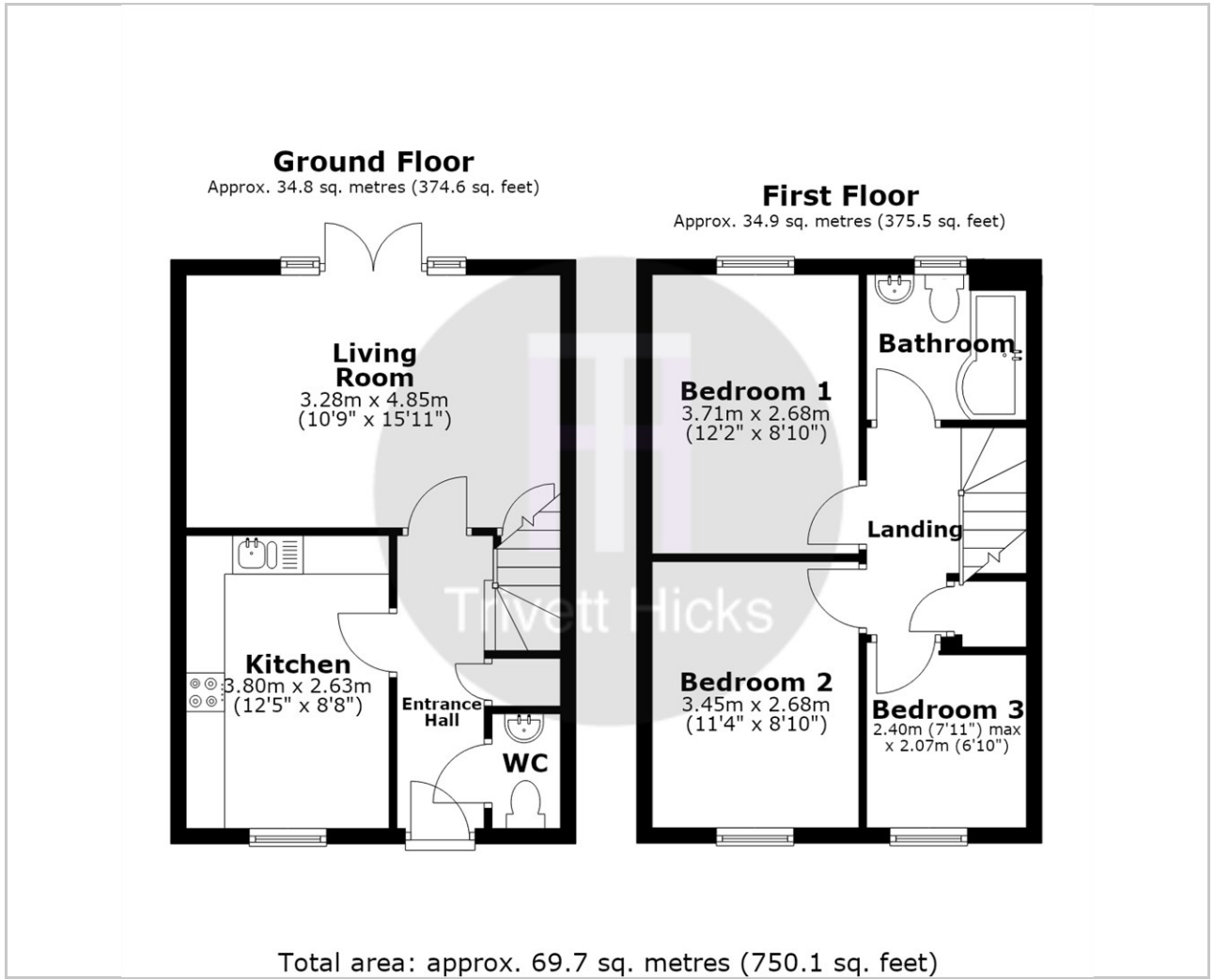
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable,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

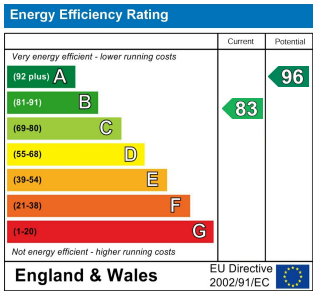
VIEWING ARRANGEMENTS
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

Floor Plan



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