
Trivett Hicks
Almscliffe Bromsash, Ross-On-Wye, HR9 7PJ
£565,000
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Almscliffe Bromsash, Ross-On-Wye, HR9 7PJ

This spacious detached house offers incredibly versatile accommodation, having primary four bedroom accommodation in the 'main house' as well as the 'annexe' with a living room, kitchenette, bedroom and ensuite shower room. Having it's own entrance at the rear the annexe could be used as single story accommodation if that is required due to health reasons or alternatively could be used to house a dependent relative. The main property features an additional three reception rooms, kitchen/diner, utility room, large landing, four bedrooms, ensuite bathroom, family bathroom and first floor balcony.

The property sits in a generous plot overall, with a garden and off-road parking to the front while to the rear the garden is cuurently subdivided into distinct paved patio and separate lawned garden although this area could easily be opened up to provide a more open feel.

Entrance Hall
UPVC double glazed window to front, double radiator, tiled floor, power points, light, doors to:

WC
Two UPVC double glazed windows to front, wash hand basin, low-level WC, radiator, tiled floor, light.

Study 7'1" x 7'9" (2.16m x 2.37m)
UPVC double glazed window to front, double radiator, power points, light.

Open Plan Living Space 9'6" x 29'5" (2.89m x 8.96m)
A flexible multi-use space, uPVC double glazed window to side with double glazed sliding doors to outside, double radiator, tiled floor, power points, lights, stairs to first floor, glazed doors to:

Living Room 11'11" x 19'1" (3.64m x 5.81m)
Two uPVC double glazed windows to rear, two double radiators, tiled floor, TV point, power points, light, fireplace with wooden surround and multi-fuel stove. glazed double doors to Rear Lobby (see later), providing access to the Annexe.

Kitchen 11'11" x 9'9" (3.64m x 2.98m)
Fitted with a matching range of cream base and eye level units with worktop space over, ceramic one and a half bowl sink unit, plumbing for dishwasher, eye level electric double oven, four ring electric hob with extractor hood over, radiator, tiled floor, power points, lights, kickspace heaters, opening to:

Dining Room 12'0" x 11'5" (3.65m x 3.48m)
UPVC double glazed window to rear, uPVC double glazed window to side, radiator, tiled floor, power points, light, fitted base and eye level units with worktop space over to one wall, uPVC double glazed door to outside.

Utility Room 7'0" x 8'6" (2.14m x 2.58m)
Fitted with a range of units with worktop space over, one and a half bowl stainless steel sink unit, plumbing for washing machine, uPVC double glazed window to front, radiator, tiled floor, power points, light, floor mounted oil-fired boiler serving heating system and domestic hot water with heating timer control.

Rear Lobby (Annexe)
Radiator, tiled floor, uPVC double glazed double doors with glazed side panels to rear garden, doors to:

Kitchenette (Annexe)
With cupboards and work surface space, tiled floor, power points, light.

Living Room (Annexe) 8'10" x 15'9" (2.69m x 4.79m)
Two uPVC double glazed windows to rear, radiator, power points, light. Door to:

Bedroom (Annexe) 7'8" x 13'6" (2.33m x 4.12m)
UPVC double glazed window to front, radiator, power points, light, double doors to built-in double wardrobe, door to:

En-suite (Annexe)
With wash hand basin, corner shower enclosure, low-level WC, extractor fan, uPVC frosted double glazed window to front, heated towel rail, tiled floor.

























Landing
Power points, light, access to roof space, double doors to walk-in airing cupboard with factory lagged hot water tank and linen shelving. Doors to:

Bedroom 1 12'0" x 18'3" (3.66m x 5.56m)
Two uPVC double glazed windows to rear, fitted double wardrobes, double radiator, power points, light, door to:

En-suite Bathroom
With panelled bath, wash hand basin, double shower enclosure, low-level WC, heated towel rail, uPVC frosted double glazed window to side, tiled floor.

Bedroom 2 10'8" x 10'8" (3.26m x 3.24m)
UPVC double glazed window to front, fitted wardrobes, double radiator, TV points, power points, light.

Bedroom 3 10'0" x 10'10" (3.04m x 3.31m)
UPVC double glazed window to rear, double radiator, power points, light, mirrored sliding door to fitted wardrobe.

Bedroom 4 7'2" x 10'10" (2.18m x 3.31m)
UPVC double glazed window to front, double radiator, power points, light.

Bathroom
With wash hand basin, double shower enclosure, low-level WC, uPVC frosted double glazed window to front, heated towel rail, tiled floor.

Balcony 18'1" x 7'1" (5.52m x 2.16m)
UPVC double glazed door from landing.

Outside
The property is approached to the front via a tarmac driveway, which is initially shared with the neighbouring property, and provides off-road parking for a number of vehicles. A neat front garden is predominantly laid to lawn with a flower and shrub border as well as a wooden storage shed to the side. A side personal gate provides access to the rear garden which, overall, is a very good size but is currently subdivided into distinct separate areas. This could easily be amended and opened up to offer a single, larger expanse of garden if desired. The current configuration includes a large paved patio bordered by a flower bed, garden pond and a number of mature shrubs and tress, this area being partially enclosed by wooden fencing. Beyond this is a lawned garden area extending across the full width of the plot, with green house to one side and useful storage shed.

LOCAL AUTHORITY & CHARGES
Herefordshire Council, 01432 260000. Band F, £3,626.65 (2026/27)

SERVICES
Mains water, electricity and drainage are believed to be connected to the property.

TENURE
Freehold

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.

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.

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

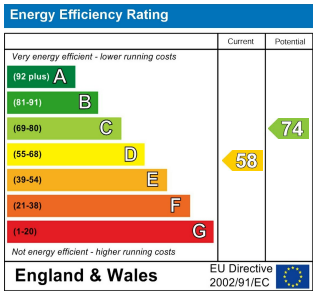
Floor Plan



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.

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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