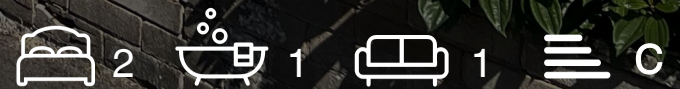




18 Corinium Road, Ross-On-Wye, HR9 5UQ

£319,500



18 Corinium Road, Ross-On-Wye, HR9 5UQ

An immaculate detached bungalow situated in the popular and peaceful Corinium Road, just under one mile as the crow flies, to the south of the centre of the market town of Ross on Wye. The spacious accommodation includes entrance porch, hallway, living room, kitchen, conservatory, two bedrooms and shower room. Outside there are delightful gardens to the front and rear as well as a driveway providing off road parking and access to the single garage.

uPVC double glazed door to:

Porch

Part glazed door to:

Entrance Hall

Telephone point, power points, light, central heating thermostat, access to roof space, door to storage cupboard, door to boiler cupboard with wall mounted gas boiler, slatted shelving and central heating timer, Doors to:

Living Room 17'9" x 11'9" (5.41m x 3.59m)

Wide aspect uPVC double glazed window to front, living flame effect gas fire, two radiators, telephone point, TV point, power points, light.

Kitchen 9'5" x 11'9" (2.86m x 3.58m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and space for cooker, uPVC double glazed window to rear, radiator, power points, light, uPVC double glazed door to:

Conservatory

UPVC double glazed construction, power point, light, uPVC double glazed double doors to rear garden.

Bedroom 1 13'0" x 11'10" (3.97m x 3.60m)

UPVC double glazed window to rear, fitted wardrobes with double sliding doors, radiator, power points, light.

Bedroom 2 8'9" x 11'9" (2.67m x 3.58m)

uPVC double glazed window to front, radiator, power points, light.

Bathroom

With vanity wash hand basin, tiled shower enclosure with mains shower over, low-level WC, uPVC frosted double glazed window to side, chrome heated towel rail.

Cupboard





Outside

The front garden comprises a small lawned area with mature shrubs to the borders, the whole being enclosed by a low garden wall. To the side is a driveway providing off road parking as well as access to the single garage with up and over door and personal door to the side. A personal gate leads through to the rear where the garden is spacious and level, offering a high degree of privacy with two paved patios, lawned areas and many shrubs and trees to the borders.

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 D, £2,512.19 (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

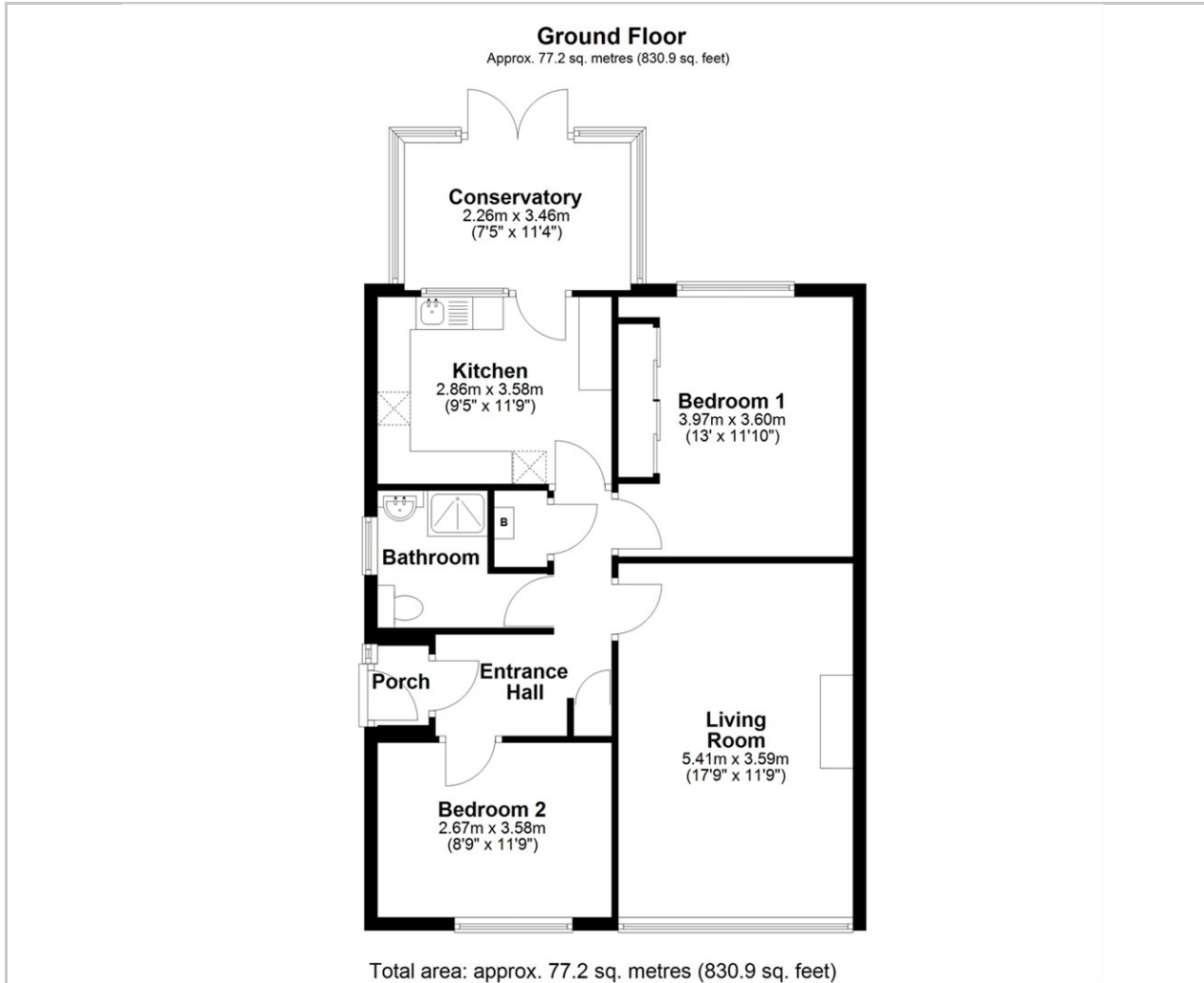
Freehold

VIEWING ARRANGEMENTS

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



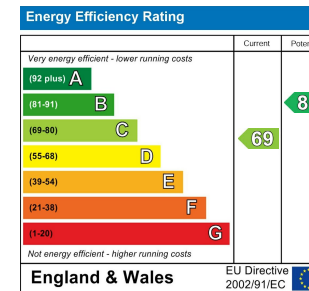
Floor Plan



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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