



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE



5 Oaklands Court, Ross-On-Wye, HR9 7HD

£199,950



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An efficient modern end-terrace house benefitting from triple glazing and solar energy. The property occupies a corner plot with larger than average outside space offering the potential for the property to be extended quite significantly (subject to any permissions which may be required). The accommodation comprises entrance hall, living room, kitchen, two bedrooms and a bathroom, the whole benefiting from electric heating although we understand that mains gas used to be connected to the property and is currently capped but available.

Hallway

Power point, light, stairs to first floor, part glazed door to:

Living Room 16'8" x 11'10" (5.09m x 3.60m)

UPVC triple glazed window to front, living flame effect electric fire, electric storage heater, TV point, power points, light, opening to:

Kitchen 7'11" x 11'10" (2.41m x 3.60m)

Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink unit, freestanding washing machine, under-counter fridge and under-counter freezer, electric double oven, four ring electric hob with extractor hood over, uPVC triple glazed window to rear, uPVC triple glazed door to rear.

Landing

Electric radiator, power point, light, access to roof space. Doors to:

Bedroom 1 11'9" x 8'10" (3.58m x 2.70m)

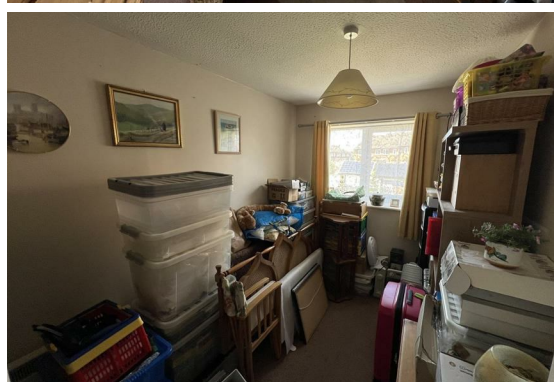
UPVC triple glazed window to front, electric storage heater, power points, light.

Bedroom 2 10'10" x 6'10" (3.29m x 2.08m)

UPVC triple glazed window to rear, electric storage heater, power points, light, door to airing cupboard with hot water tank.

Bathroom

With walk-in shower/bath with electric shower over, vanity wash hand basin, low-level WC, uPVC frosted triple glazed window to rear, light.





Outside
The property occupies a corner plot and, to that end, benefits from a larger than average outdoor space. To the front a path leads to the front door with a lawn to the side which extend across the front and to the side of the property where there is a raised planter and pergola with grapevine over. A personal gate provides access to the driveway with off road parking and a second gate provides access to the rear garden where a covered veranda extends from the rear of the property. Steps lead up to a raised garden which is largely paved, with flowers and shrubs interspersed throughout, and a greenhouse to one corner.

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.

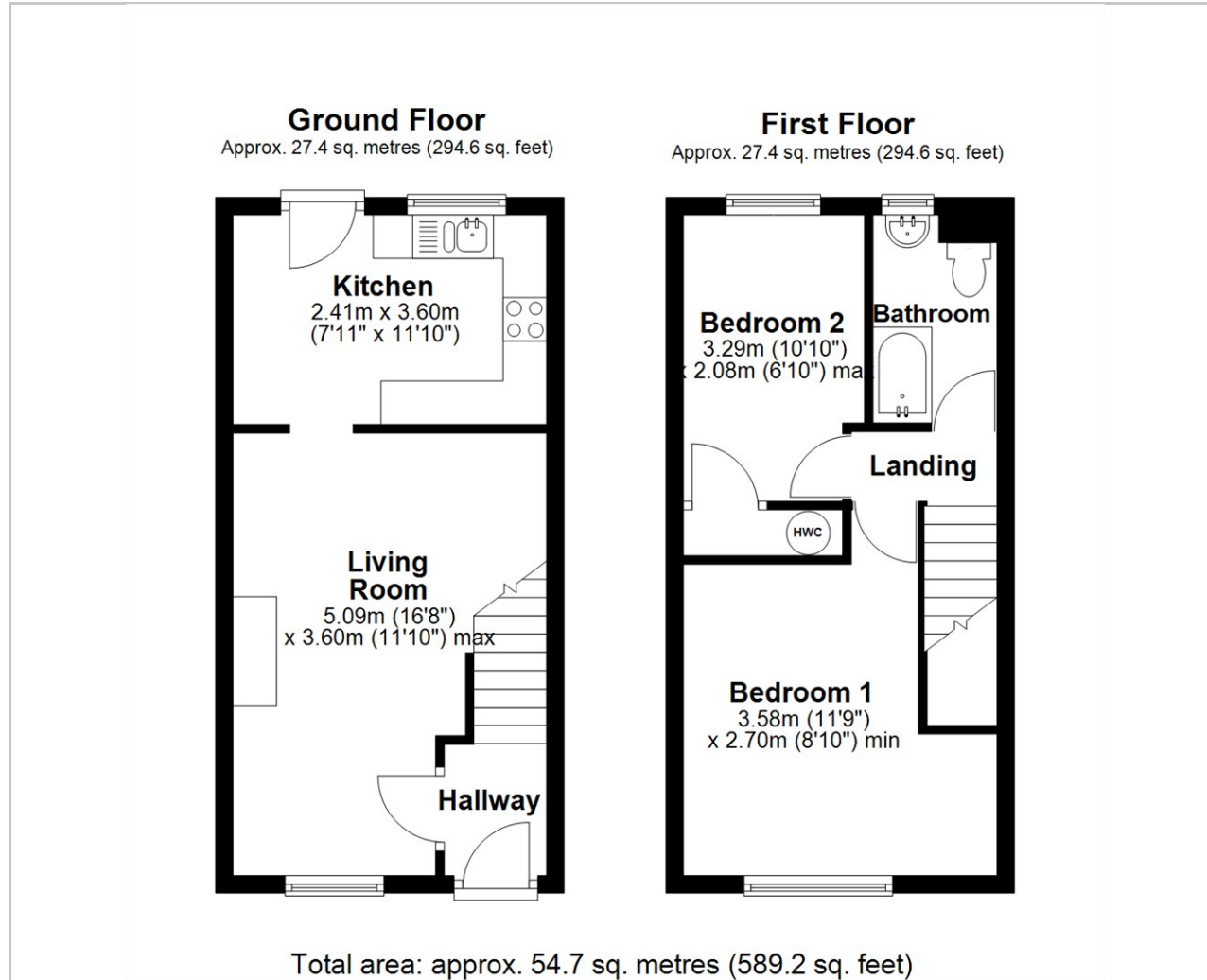
SERVICES
Mains water, electricity, and drainage are believed to be connected to the property. We understand that a mains gas supply to the property used to exist and is currently capped outside the property.

TENURE
Freehold.

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



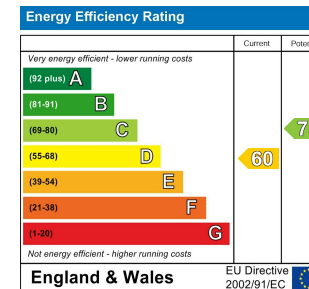
Floor Plan



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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**RELAX,
YOU ARE IN
SAFE HANDS**

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