Trivett Hicks

21 The Gresleys, Ross-On-Wye, HR9 5JN

£265,000

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This traditional semi-detached house offers a fantastic opportunity to put your stamp on your own home. While perfectly habitable the property is now ready to be modernised and updated with the potential to extend, or alter the current layout, subject to any consents that may be required. Originally designed as a modest sized three bedroom home it has over recent years been functioning as a spacious and comfortable two bedroom house. The accommodation includes entrance porch, hall, living room, dining room, sun room, kitchen and utility and freezer rooms as well as a WC on the ground floor as well as two spacious bedrooms and a bathroom on the first floor. Externally there is generous space to the front to park off-road and to the rear is a lovely established garden with a really useful solid built studio to the bottom of the garden.

Porch
uPVC double glazed window to front, quarry tiled floor, door to:

Hall
Radiator, light, stairs to first floor, door to:

Living Room 11'5" x 11'4" (3.48m x 3.46m)
UPVC double glazed box window to front, fireplace with wood burning stove, radiator, power points, light, wide opening to:

Dining Room 11'11" x 14'6" (3.63m x 4.41m)
Internal window to side, living flame effect gas fire, radiator, power points, light, door to kitchen, metal sliding patio door to:

Sun Room 8'4" x 7'9" (2.55m x 2.36m)
Double glazed window to side, uPVC double glazed window to rear, double radiator, uPVC double glazed double door to garden.

Kitchen 11'3" x 6'0" (3.44m x 1.83m)
Fitted with base and eye level units with worktop space over, stainless steel sink unit, space for cooker, uPVC double glazed window to rear, double radiator, power points, light, door to:

Utility Room 10'4" x 7'6" (3.16m x 2.29m)
Plumbing for washing machine, uPVC double glazed window to rear, tiled floor, power points, light, glazed pitched roof, uPVC double glazed door to rear, door to:

Freezer Room 10'5" x 7'2" (3.18m x 2.18m)
Laminate floor, power points, glazed pitched roof, door to:

Side Porch 3'3" x 3'8" (0.98m x 1.11m)
With glazed pitched roof, uPVC door to front, door to:

WC
Wash hand basin and low-level WC.

Landing
UPVC double glazed window to side, laminate flooring, access to roof space. Doors to:

Bedroom 1 13'1" x 13'7" (3.98m x 4.13m)
Two uPVC double glazed windows to rear, laminate flooring, power points, light, radiator, double door to built in wardrobe.

Bedroom 2 11'5" x 9'5" (3.49m x 2.87m)
UPVC double glazed window to front, fitted cupboard, radiator, laminate flooring, power points, light.

Bathroom
Panelled bath with electric shower over, wash hand basin, low-level WC, uPVC frosted double glazed window to front, radiator.

Outside
To the front of the property is a block paved drive offering off road parking and access to the front door and side porch. To the rear the property is largely hard landscaped with a paved patio enclosed by decorative stone walling which leads to the gravelled garden with numerous mature shrubs interspersed throughout. A gravelled path leads through the garden to the Studio/Garden Room 2.50m x 6.62m (8'2" x 21'8"),situated at the furthest end of the garden and offering multi-use, with two windows to front, window to side, power points and light.

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.

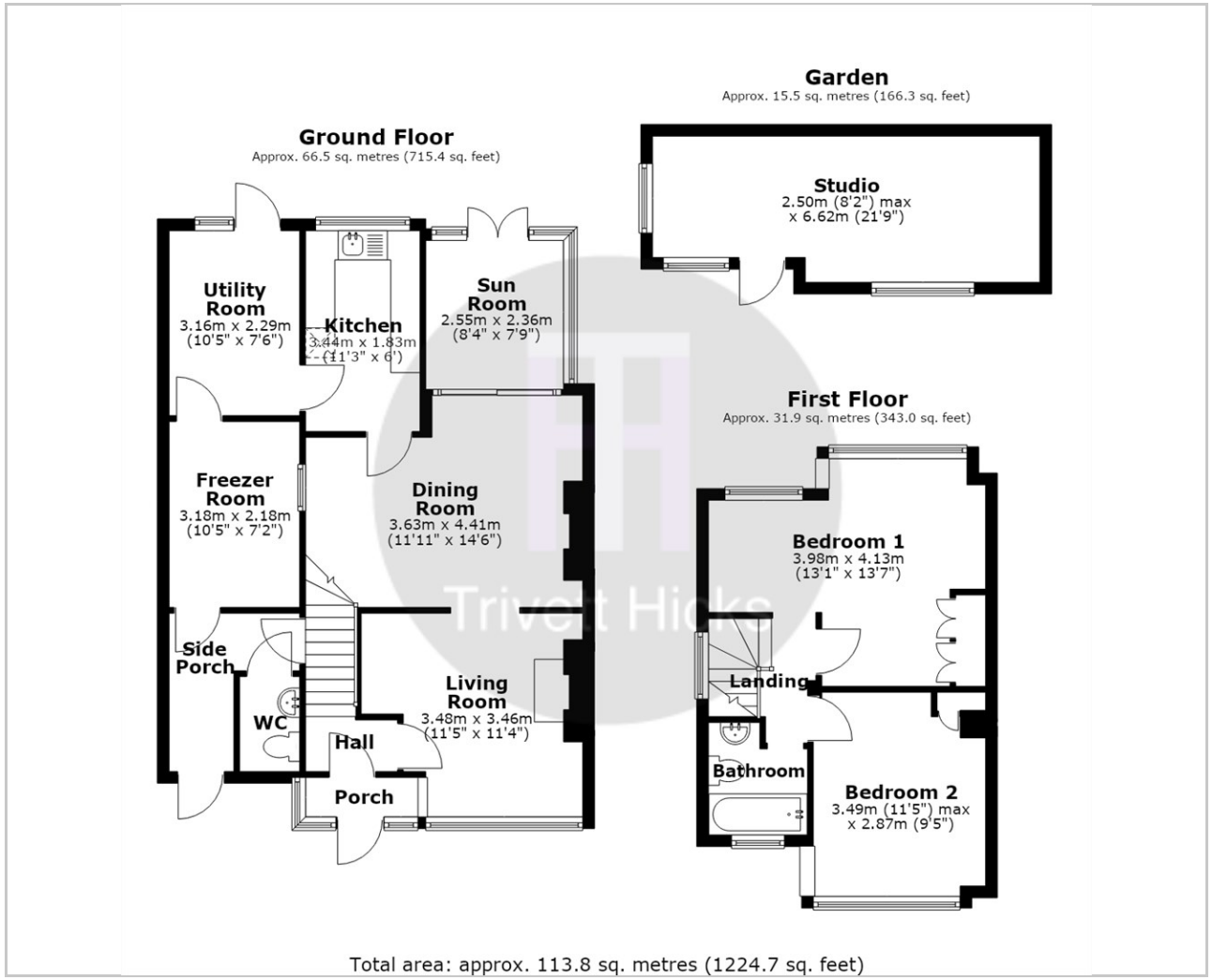
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable,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

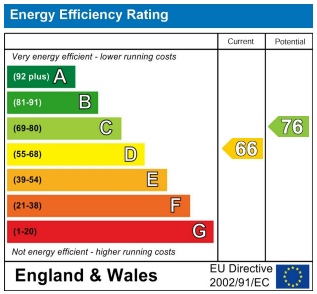
VIEWING ARRANGEMENTS
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

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.

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