Trivett Hicks

1 Chatsworth Close, Ross-On-Wye, HR9 7XH

£312,500

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An extended modern detached house which offers the scope for some updating if desired, situated in a cul-de-sac to the northern side of the market town of Ross on Wye. The property offers a larger ground floor than originally designed thanks to a rear exension and includes entrance hall, living room, dining room, kitchen, utility room and cloakroom, whilst on the first floor there are three bedrooms and a family bathroom. The property occupies a corner plot and features a south and west facing rear garden enclosed by a brick wall and a single garage to the front.

Porch
Window to front and side, quarry tiled floor, power point, light, door to:

Entrance Hall
Radiator, telephone point, power points, light, stairs to first floor, doors to:

WC
Frosted double glazed window to side, radiator, low level WC, wash hand basin.

Living Room 21'11" x 11'0" (max width) (6.69m x 3.36m (max width))
Double glazed bay window to front, double glazed window to side, living flame effect gas fire with wooden surround, single radiator, double radiator, TV point, power points, light, part glazed double doors to:

Dining Room 11'11" x 10'4" (3.63m x 3.15m)
Double radiator, power points, light, double glazed sliding patio door to rear, door to:

Kitchen 11'5" x 7'10" (3.47m x 2.38m)
Fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit, eye level electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to side, double radiator, light, door to:

Utility 7'6" x 5'3" (2.29m x 1.60m)
Eye level wall cupboards, plumbing for washing machine, space for fridge/freezer and space for tumble dryer, uPVC double glazed window to side, power points, light, door to outside.

Landing
Double glazed window to side, power point, light, access to roof space, boiler cupboard with slatted shelving and wall mounted gas boiler, doors to:

Bedroom 1 11'8" x 11'4" (3.55m x 3.46m)
Double glazed window to front, fitted wardrobes, radiator, power points, light.

Bedroom 2 10'7" x 11'4" (3.23m x 3.46m)
Double glazed window to rear, fitted wardrobes, radiator, power points, light.

Bedroom 3 8'6" x 6'10" (2.58m x 2.09m)
Double glazed window to front, radiator, power points, light.

Bathroom
With panelled bath with electric shower over, pedestal wash hand basin, low-level WC, shaver point and light, frosted double glazed window to rear, double radiator, light.

Outside 18'7" x 9'7" (5.66m x 2.92m)
To the front of the property is a single garage measuring 5.68m x 2.93m (18'7" x 9'7") with up and over door and personal side door. A pathway leads to the side of the property where a pedestrian gate provides access to the side and rear gardens, where there is a greenhouse, planted borders, paved patio and lawned garden, all of which is enclosed, mostly by brick walling and a smaller section of timber fencing.

LOCAL AUTHORITY & CHARGES
Herefordshire Council, 01432 260000. Band E, £3,070.47 (2025/26)

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.

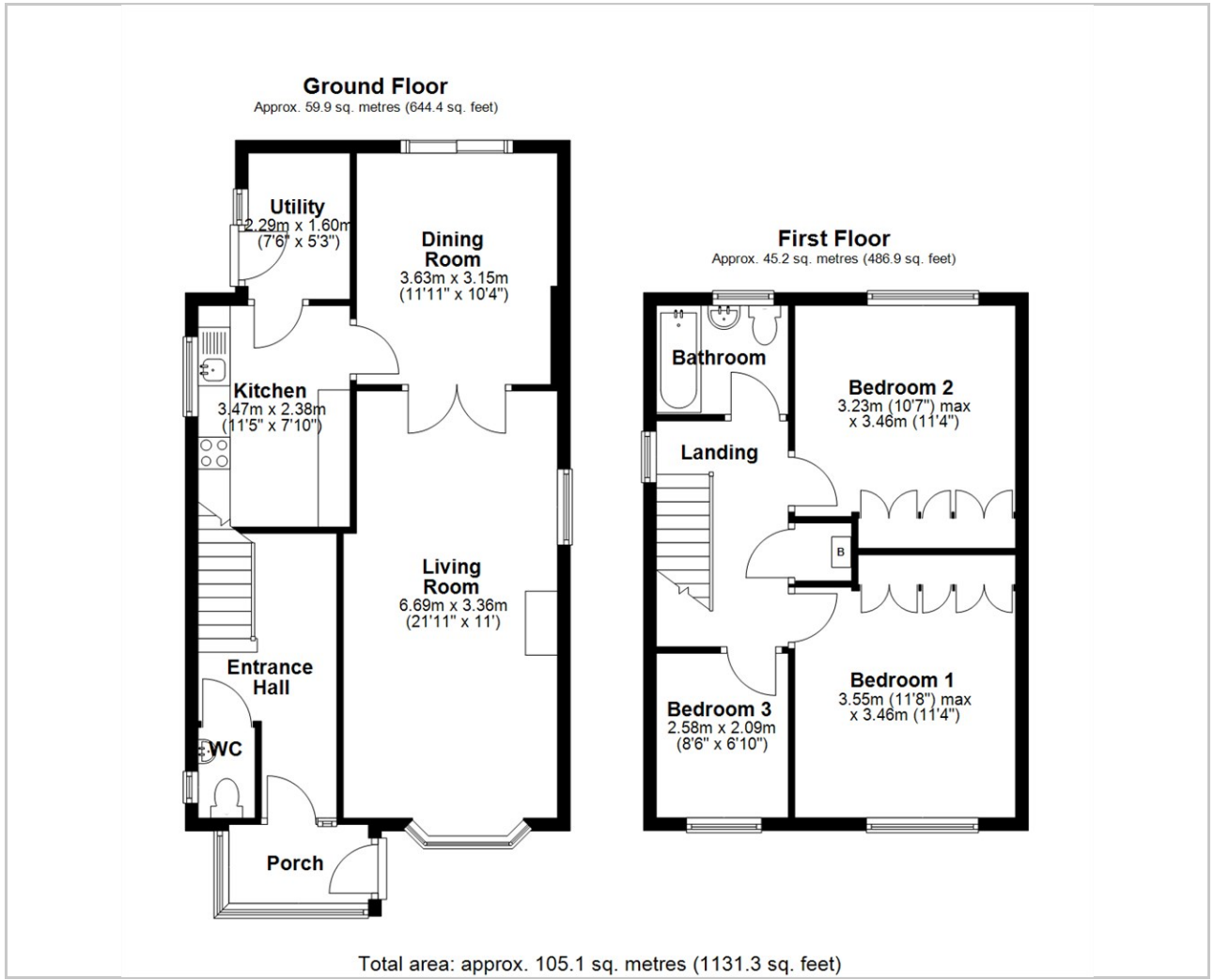
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable,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

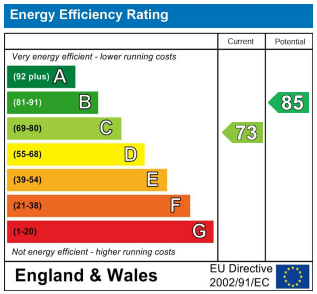
VIEWING ARRANGEMENTS
Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

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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