21 Corinium Road, Ross-On-Wye, Herefordshire, HR9 5UQ

£320,000

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A modern detached bungalow located in this popular residential area to the south of the market town of Ross on Wye. The accommodation is in good condition throughout and benefits from uPVC double glazing and gas fired heating.

The light and spacious accommodation includes entrance hall, good size lounge, modern fitted kitchen, two bedrooms and a modern bathroom.

Externally the property benefits from having off road parking, single garage and gardens to the front and rear.

uPVC door to:

Entrance Hall
Radiator, power point, light, central heating thermostat, access to roof space, storage cupboard with shelving, boiler cupboard with wall mounted gas boiler, doors to:

Living Room 17'9" x 11'10" (5.42m x 3.61m)
UPVC double glazed window to front, fireplace with stone surround housing electric fire, radiator, TV point, power points, light.

Kitchen 9'7" x 11'8" (2.93m x 3.56m)
Fitted with a matching range of base and eye level shaker style units with worktop space over, stainless steel single drainer sink unit, plumbing for washing machine and plumbing for dishwasher, space for fridge/freezer and space for cooker with extractor hood over, uPVC double glazed window to rear, radiator, power points, light, door to:

Lean-to 5'10" x 8'4" (1.78m x 2.53m)
Single glazed construction with glazed walls and roof, sliding door to garden.

Bedroom 1 13'0" x 11'10" (3.97m x 3.61m)
UPVC double glazed window to front, radiator, power points, light.

Bedroom 2 8'9" x 11'8" (2.67m x 3.56m)
UPVC double glazed window to front, power points, radiator, light.

Bathroom
With panelled bath with mains shower over, pedestal wash hand basin, low-level WC, extractor fan, uPVC frosted double glazed window to side, light.

Outside
To the front of the property the garden is laid to lawn with a gravelled border. A tarmac drive provides off road parking and leads to the front door as well as the garage to the side of the property. A side path provides access to the rear where there is a lawned garden with paved patio to onw corner and adjacent timber decking.

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.

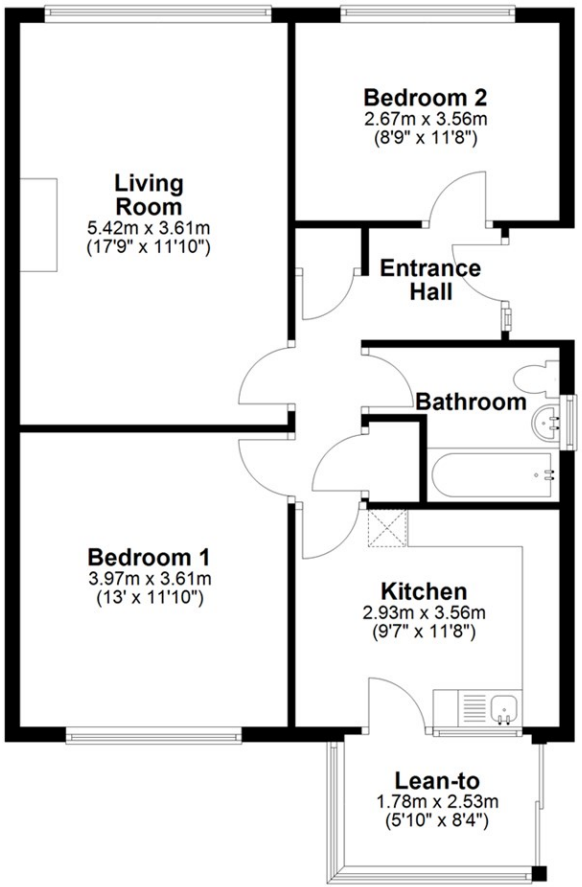
SERVICES
Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE
Freehold

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

DIRECTIONS
From our town centre office proceed south along High Street, into Copse Cross Street and continue along Walford Road. Turn right into Roman Way then take the third left turn into Corinium Road. Continue around the right hand bend and the property will be found on the left hand side.

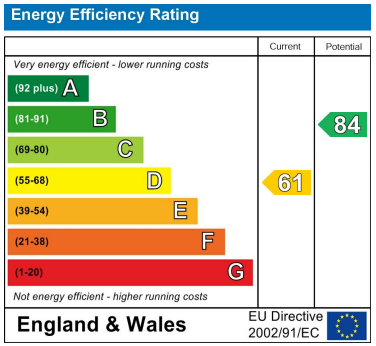
Floor Plan



Total area: approx. 73.8 sq. metres (794.7 sq. feet)

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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