Trivett Hicks

Ryemead Archenfield Road, Ross-On-Wye, HR9 7TA

£415,000

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This period detached property has been in the same family for the past two generations and is situated in one of the most popular neighbourhoods in Ross on Wye. The accommodation includes entrance hall, living room, conservatory, kitchen, three bedrooms and a bathroom and offers the scope for further enlargement if desired, via a garage or loft conversion - or both! The property occupies a generous plot from front to back and features lovely established gardens to the rear, along with some useful garden outbuildings. We would encourage internal viewings to appreciate the extent of the property and the opportunities it offers.

Porch
Window to side, door to:

Entrance Hall
Double radiator, power points, light, central heating thermostat, stairs to first floor, door to understairs storage cupboard, with light and sliding door to integral garage. Airing cupboard with, hot water tank and slatted shelving.. Doors to:

Living Room 12'10" x 16'5" (3.92m x 5.00m)
UPVC double glazed window to side, folding double doors with glazed side panels either side, upright radiator, power points, light, living flame effect gas fire.

Conservatory
uPVC double glazed windows to three sides, double radiator, tiled floor, power points, light, glazed vaulted ceiling, door to side and double doors to rear.

Kitchen 10'0" x 11'8" (3.04m x 3.56m)
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, integrated fridge and integrated dishwasher, space for tumble dryer and space for cooker with extractor hood over, uPVC double glazed box window to rear, tiled floor, power points, light, pull out pantry cupboard, door to:

Rear Hall
UPVC double glazed window to side, uPVC door to front, light, door to:

Utility Cupboard 4'8" x 3'4" (1.42m x 1.02m)
Plumbing for washing machine, power points, light.

Bedroom 1 10'10" x 11'11" (3.31m x 3.62m)
UPVC double glazed window to front, radiator, power points, light, fitted wardrobes to one wall.

Bedroom 2 11'5" x 10'9" (3.48m x 3.28m)
uPVC double glazed window to side, radiator, power points, light.

Bathroom
With panelled bath with hand shower attachment off taps and mains shower over, vanity wash hand basin, low-level WC, heated towel rail, window to side, tiled floor.

Bedroom 3 17'0" x 8'8" (5.19m x 2.64m)
Window to front, radiator, power points, light, doors to:

Walk-in Eaves Storage

Outside 16'5" x 9'5" (5.00m x 2.87m)
To the front of the property a tarmac driveway provides off road parking for several vehicles and access to the garage, 5.02m x 2.89m (16'5" x 9'5") with up and over door, power and light points and internal access to the property. Towards the front boundary is a raised garden, with central shrubbery and lawned surround. There is access to either side of the property where footpaths lead to the delightful enclosed rear garden. A paved patio extends across the rear of the property and leads onto two separate lawned areas with central paved path leading towards the rear of the garden where there are some useful garden buildings, including a summer house and separate workshop. To the side of this is a garden pond surrounded by timber decking, paved and gravelled areas.

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.

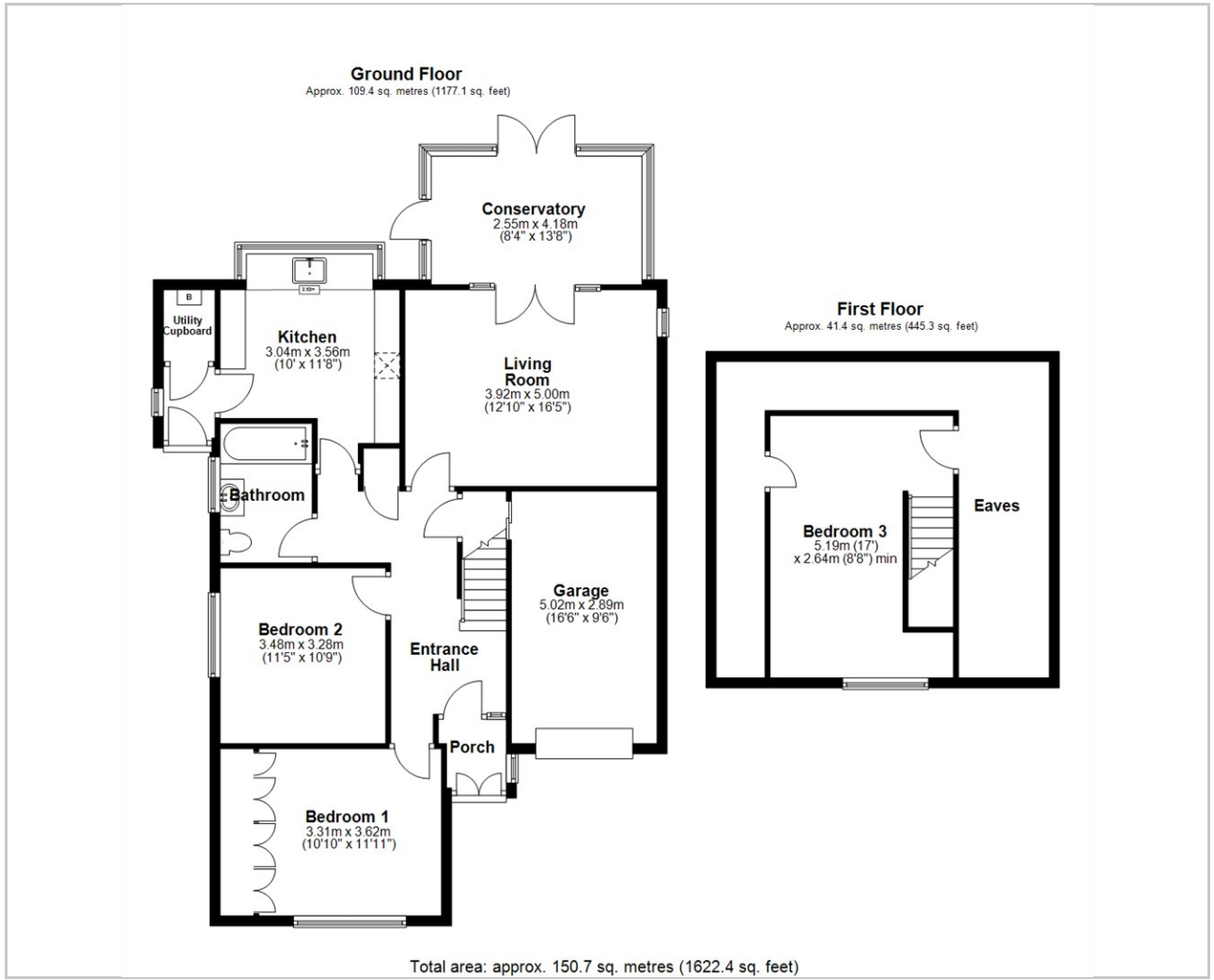
SERVICES
Mains water, electricity, gas and drainage are believed to be connected to the property.

TENURE
Freehold

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

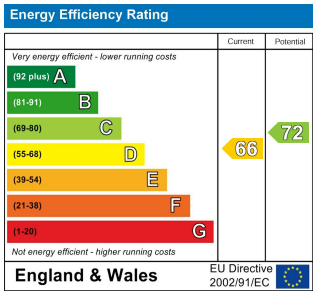
DIRECTIONS
From the centre of Ross proceed south along High Street, Copse Cross Street and, at the Prince of Wales, bear right into Archenfield Road. Follow this road to the bottom where the property will be found on the right hand side, shortly before Cleeve Lane.

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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