Flat 6, 12 Brookend Street, Ross-on-Wye, Herefordshire, HR9 7EG

£125,000

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A well presented two bedroom ground floor apartment tucked away in the Town Centre. The property comprises open plan kitchen and living area, one double, one single bedroom and a bathroom which benefits from electric heating and double glazing throughout.

Hall
Double door to storage cupboard, door to:

Living Room 14'5" x 22'8" (4.39m x 6.91m)
Double glazed window to side, two electric storage heaters, LVT flooring, telephone point, TV point, power points, light, open plan to:

Kitchen 8'6" x 4'7" (2.60m x 1.39m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, electric oven, four ring electric hob with extractor hood over., space for fridge/freezer.

Inner Hall
Double glazed window to side, door to Airing Cupboard with hot water cylinder and shelving, doors to:

Bedroom 1 8'11" x 12'11" (2.73m x 3.94m)
Double glazed window to side, electric radiator, power points, light, access to roof space.

Bedroom 2 5'9" x 9'2" (1.76m x 2.80m)
Double glazed window to side, electric radiator, power points, light.

Bathroom
With panelled bath with hand shower attachment over, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, frosted double glazed window to side.

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.

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

LOCAL AUTHORITY & CHARGES
Herefordshire Council, 01432 260000. Band A, £1,596.83 (2024/25)

MONEY LAUNDERING REGULATIONS
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

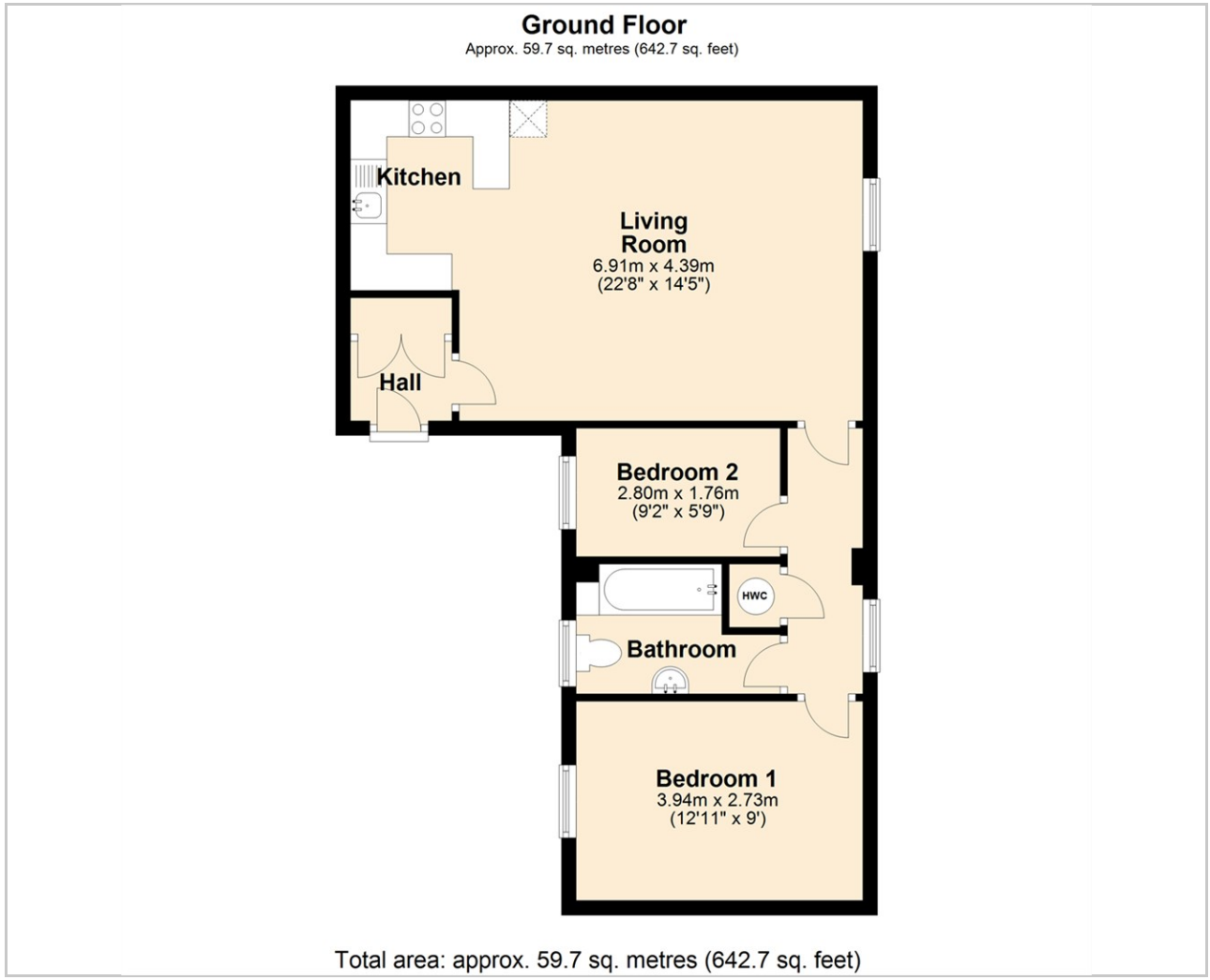
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable,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

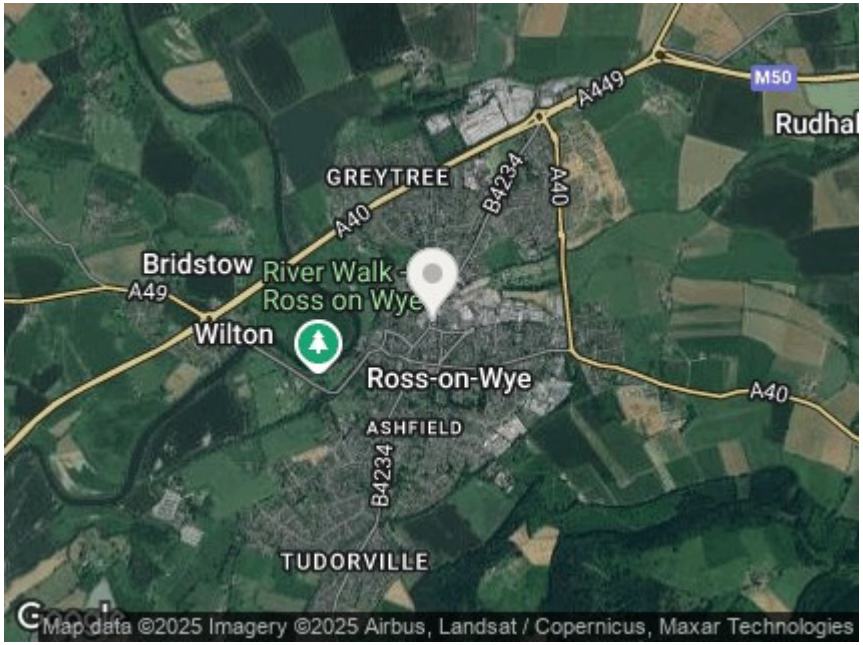
TENURE
Leasehold

DIRECTIONS
From the centre of Ross proceed down Broad Street and into Brookend Street. The property will be found after a short distance on the left hand side.

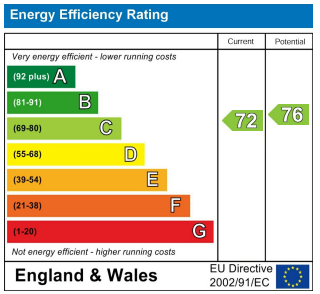
Floor Plan



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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