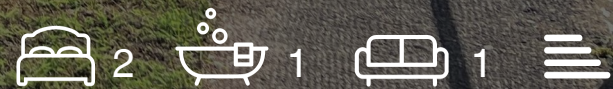




7 Isca Close, Ross-On-Wye, HR9 5UH

£182,500



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Located in a quiet cul-de-sac on the ground floor is this purpose built maisonette which offers two good size bedrooms, living room, kitchen, bathroom and entrance hall while outside there is an enclosed courtyard to the rear and an en-bloc garage further along the cul-de-sac.

This property is located approximately a mile to the south of town, as well as easy access to river and rural walks. There is a bus stop at the end of the road which provides convenient access to the town.

uPVC double glazed door to:

Entrance Hall 8'10" x 4'6" (2.70m x 1.37m)

Two radiators, power points, light, central heating thermostat, door to walk in storage cupboard 0.86m x 2.65m (2'9" x 8'8"), door to boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water. Doors to:

Living Room 15'3" x 11'1" (4.66m x 3.38m)

UPVC double glazed window to front, radiator, telephone point(s), TV point(s), power point(s), light, coal effect electric fire, door to:

Kitchen 9'10" x 8'9" (2.99m x 2.66m)

Fitted with a range of base and eye level units with worktop space over, one and a half bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, space for cooker with extractor hood over, uPVC double glazed window to rear, radiator, door to outside.

Bedroom 1 10'5" x 11'0" (3.17m x 3.35m)

UPVC double glazed window to front, radiator, power points, light.

Bedroom 2 11'5" x 8'8" (3.47m x 2.65m)

UPVC double glazed window to rear, radiator, power points, light, double wardrobe with sliding doors.

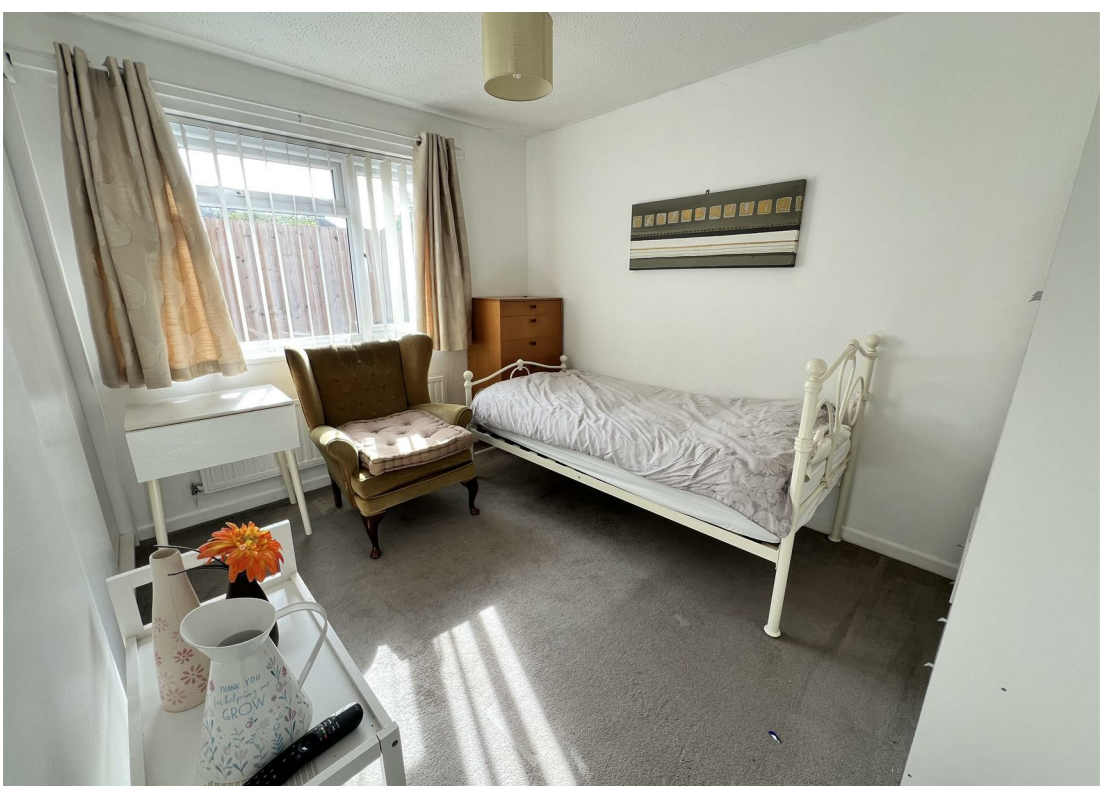
Bathroom

With pedestal wash hand basin, double shower enclosure, low-level WC, heated towel rail, shaver point, uPVC frosted double glazed window to rear, tiled floor.

Outside

To the front of the property a pathway leads to the front door and to the side of the property where there is a gate to an enclosed paved courtyard. A short distance from the property is the single en-bloc garage.





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.

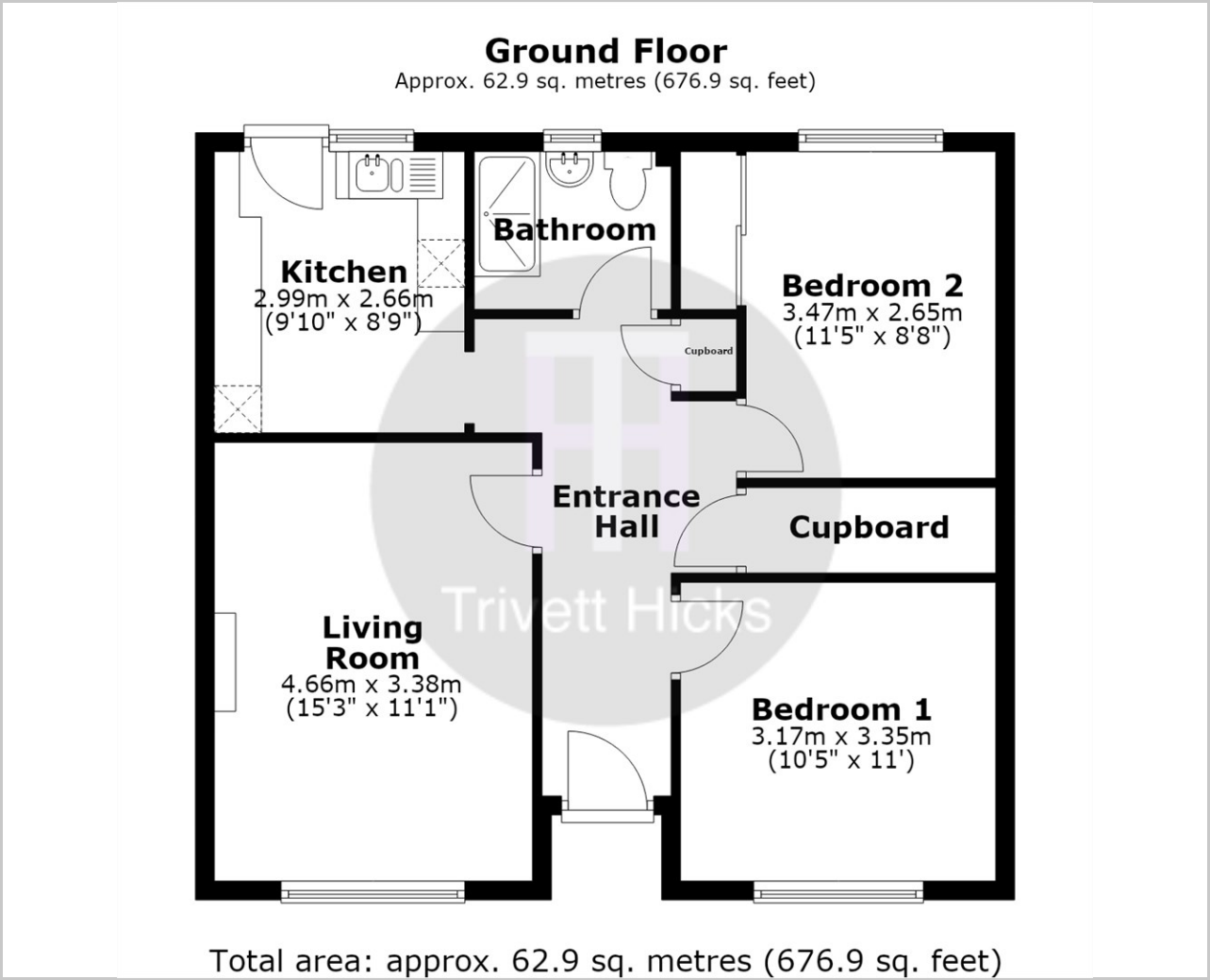
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, 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. Prospective purchasers should note that this is not a leasehold apartment and that mortgage availability on this property may be limited.

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

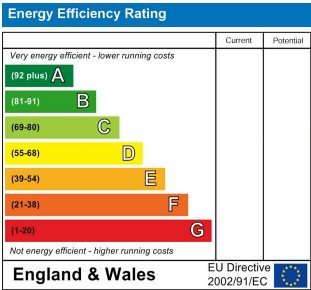
Floor Plan



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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IN ROSS-ON-WYE



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