Trivett Hicks

Ashcote Walford Road, Ross-On-Wye, HR9 5PQ

£535,000

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This period semi detached house offers comfortable and spacious accommodation across three floors, all benfitting from gas fired heating and uPVC double glazed sash windows. The property is located less than half a mile from the centre of Ross on Wye which offers a range of local amenities and is equally distant to riverside and woodland walks. In brief the accommodation comprises entrance hall, open plan living/dining room, cloakroom, kitchen/breakfast room with walk-in pantry and utility room on the ground floor, three bedrooms and family bathroom on the first floor and a fourth bedroom with ensuite bathroom and additional storage room on the second floor. Externally there is lots of off road parking, a double garage, workshop, attractive established gardens including a quite unique brick built garden room.

Entrance Vestibule
Granite steps up to quarry tiled floor, door to:

Entrance Hall
uPVC double glazed window to side, double radiator, power points, light, doors to:

Lounge/Dining Room 24'3" x 12'11" (7.38m x 3.93m)
uPVC double glazed bay sash window to front, fireplace with brick chimney breast and quarry tiled hearth, double radiator, TV point, power points, lights, warm air vent, uPVC double glazed double door to rear terrace.

WC
uPVC frosted double glazed window to rear, low level WC, wash hand basin, light, radiator.

Kitchen/Breakfast Room 7'9" min x 9'10" (2.38m min x 3.02m)
Fitted with a matching range of base and eye level units with worktop space over, 1.5 bowl stainless steel sink unit, plumbing for dishwasher, space for cooker, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, warm air vent kickspace heater, power points, light. Doors to:

Pantry
With light and fitted shelving.

Utility 5'11" x 7'3" (1.80m x 2.21m)
Base units with worktop space over, matching full height pantry cupboard, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, uPVC double glazed window to rear, walll mounted gas boiler, radiator, power points, light, uPVC double glazed door to:

Rear Porch
Opening to garden, doors to garage and workshop.

Landing 7'11" x 7'0" (2.42m x 2.13m)
uPVC double glazed sash window to side, stairs to second floor, doors to:

Bedroom 1 11'10" x 10'7" (3.61m x 3.23m)
uPVC double glazed bay sash window to front, decorative fireplace with cast iron surround, double radiator, power points, light, sliding doors to two separate fitted wardrobes.

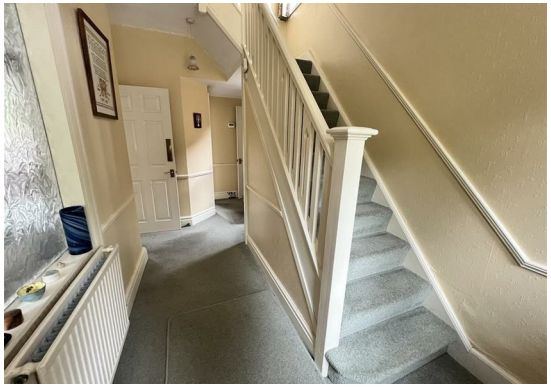
Bedroom 2 11'11" x 11'9" (3.64m x 3.57m)
uPVC double glazed sash window to rear, radiator, power points, light.

Bedroom 3 6'11" x 7'0" (2.10m x 2.13m)
uPVC double glazed sash window to front, radiator, power points, light.

Bathroom 8'4" x 6'7" (2.55m x 2.00m)
With panelled bath, wash hand basin, low-level WC, two uPVC frosted double glazed sash windows to rear, radiator, door to airing cupboard housing lagged hot water tank.

Landing 7'6" x 2'10" (2.28m x 0.86m)
UPVC double glazed sash window to side, door to:

Bedroom 4 16'3" x 13'5" (4.96m x 4.09m)
uPVC double glazed sash window to rear, warm air vent, double radiator, telephone point, power points, light, double door to fitted wardrobe, door to storage cupboard and door to:



Bathroom
Panelled bath with shower over, pedestal wash hand basin, low-level WC, extractor fan, double radiator, partially sloping ceiling, light.

Walk-in Cupboard 7'3" x 3'3" (2.20m x 1.00m)
With light, access to roof space, door to:

Eaves 4'3" x 20'3" (1.30m x 6.16m)
With light.

Outside
To the front is a block paved drive, enclosed by a brick wall and with flower and shrub borders, providing off road parking for several vehicles as well as access to the double garage - 5.09m x 4.77m (16'8" x 15'7") with up and over door, power points, light, door to side and door to rear porch where there is access to the workshop - 2.41m x 1.67m (7'10" x 5'5") with window to rear, power points and light. The mature garden to the rear is well establ;ished and offers a beautifully peaceful environment depsite being located less than half a mile from the town centre. The rear garden is based around a central lawn with a paved path surrounding, the whole having flower and shrub borders to the edges. Immediately to the rear of the house is a raised tiled patio/terrace with garden pond to the side, which can be access from the living/dining room. One particular feature of the rear garden is the attractive polygonal brick built garden room with arched windows and door openings, which has been utilised by the current owner as a study/home office.

Workshop 7'10" x 5'5" (2.39m x 1.65m)
Window to rear, power point(s), light, door to:

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 E, £3,229.59 (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.

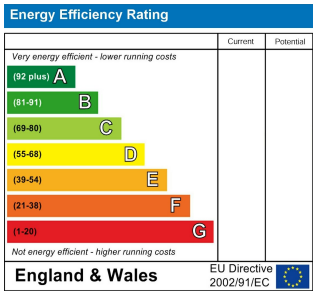
TENURE
Freehold

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.

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Hereford
T 01432 274300
E hereford@**trivett-hicks.com**
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd **Registered Office**
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 **F** 01989 764185
E ross@**trivett-hicks.com**
53 Broad Street
Ross-on-Wye
HR9 7DY