



Trivett Hicks



4 Brook House, Ross-on-Wye, Herefordshire, HR9 7DQ

Asking Price £92,500



## 4 Brook House, Ross-on-Wye, Herefordshire, HR9 7DQ

A ground floor flat situated within a Grade II Listed building, close to Ross on Wye town centre, which has been updated throughout. The accommodation comprises living room which is open plan to the kitchen, one bedroom and a bathroom. Outside there is a communal access and bin store to the rear.

The property is located just 0.2 mile north of the centre of Ross town which offers a wide range of local amenities as well as a regular bus service to the larger centres of Hereford and Gloucester, both of which have national rail links.

This would be a great investment opportunity which would achieve a rental price of £550 per calendar month.

### ENTRANCE HALL

ENTRANCE HALL Light, power points, door to airing cupboard housing hot water tank, doors to:

### LOUNGE

LOUNGE 3.64m (11'11") x 3.42m (11'3") max Two sash windows to front with wooden shutters, sash window to side with wooden shutters, open plan to:

### KITCHEN

KITCHEN 2.17m (7'1") x 1.71m (5'7") Sash window to side. Recently updated units and worktop

### BEDROOM

BEDROOM 2.77m (9'1") x 2.42m (7'11") Sash window to front with wooden shutters, wall mounted electric panel heater.

### BATHROOM

BATHROOM with panelled bath, shower, pedestal wash hand basin, low level WC, light.

### OUTSIDE

To the rear of the property is a gravelled path leading to the entrance door and also the bin store.

### DIRECTIONS

From the Market Place in the centre of Ross proceed down Broad Street into Brookend Street. Continue to the left at the first mini-roundabout and the property will be noticed on the left hand side. The entrance door can be found to the rear of the building.

### LOCAL AUTHORITY & CHARGES

Herefordshire Council. Tel: 01432 260000. Council Tax Band A £1674.80 2024/25).

### N.B

None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of TrivettHicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

### TO VIEW

Viewings are strictly by arrangement with the Selling Agents TrivettHicks, 53 Broad Street, Ross on Wye, HR9 7DY. 01989 768666.

### 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.

### 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.

### TENURE

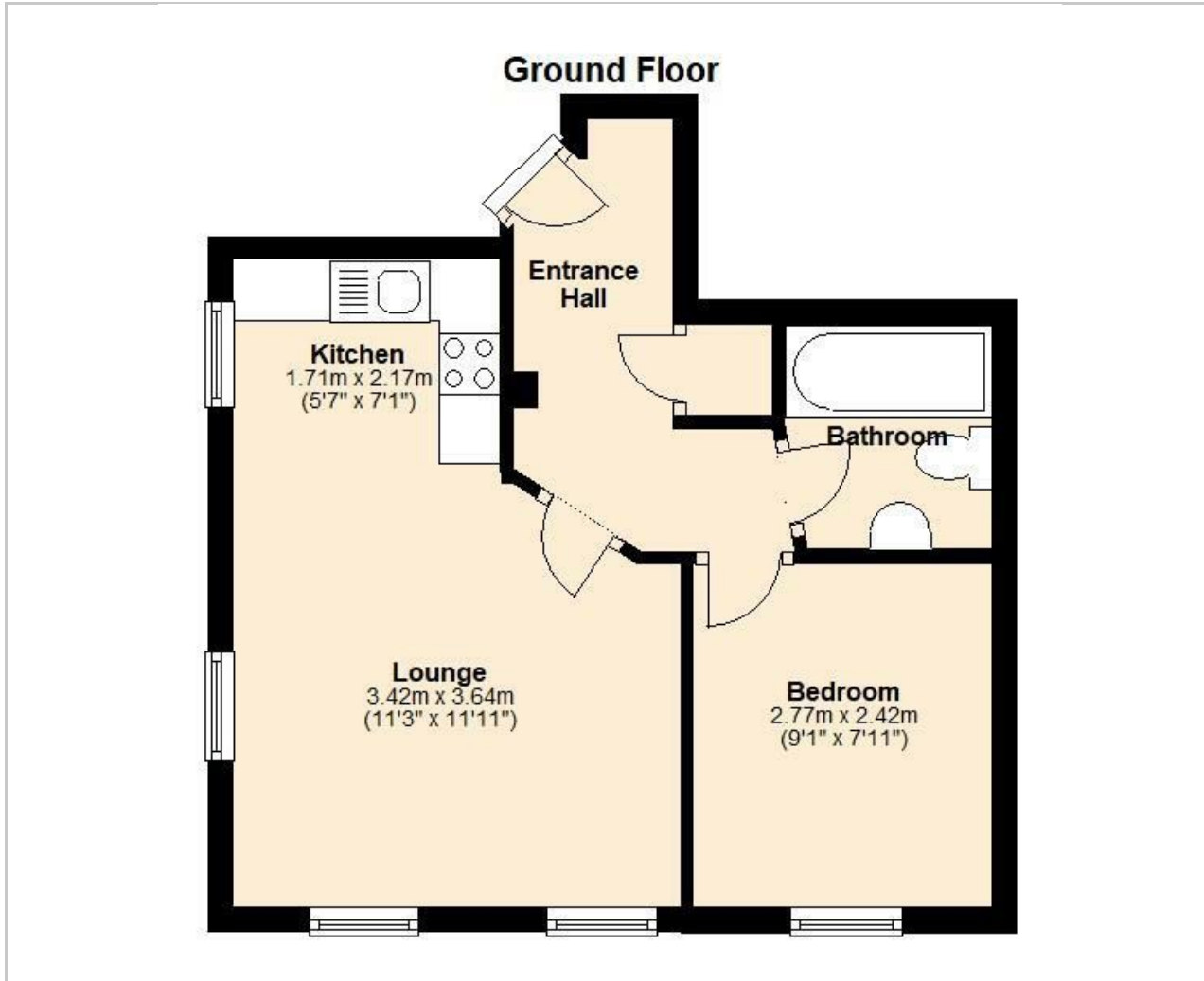
Leasehold

The 999 lease commenced on the 25/3/1991





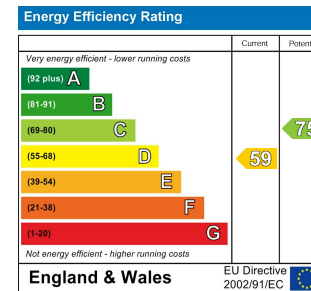
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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