55 Edde Cross Street, Ross On Wye, Herefordshire, HR9 7BZ

£92,500

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A first floor apartment situated close to the centre of town and which has recently been modernised by the current owner. The accommodation includes a ground floor entrance hall leading to the light and spacious first floor, comprising living room which is open plan to the kitchen which is brand new having just been replaced and includes fitted oven, hob and extractor hood as well as plumbing for a washing machine. There is also a double bedroom and separate bathroom with shower over the bath. The property benefits from gas central heating and partial double glazing.

Entrance Hall
uPVC entrance door, radiator, stairs to first floor.

Living Room/Kitchen 11'9" x 17'11" (3.60m x 5.48m)
UPVC double glazed window to front, window to rear, two single radiators, double radiator, laminate flooring, telephone point(power points, light, central heating thermostat, two separate accesses to roof space, door to boiler cupboard, wall mounted gas combination boiler serving heating system and domestic hot water. Open plan to KITCHEN 3.30m (10'9") x 1.85m (6'0") fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, built-in electric oven, four ring gas hob with extractor hood over, window to side. Doors to:

Bedroom 1 11'9" x 10'6" (3.57m x 3.19m)
UPVC double glazed window to side, radiator, laminate flooring, power points, light.

Bathroom
With panelled bath with electric shower over, wash hand basin with cupboard under, low-level WC, extractor fan, shaver point and light, frosted window to side, radiator, laminate flooring.

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 A, £1,761.59 (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.

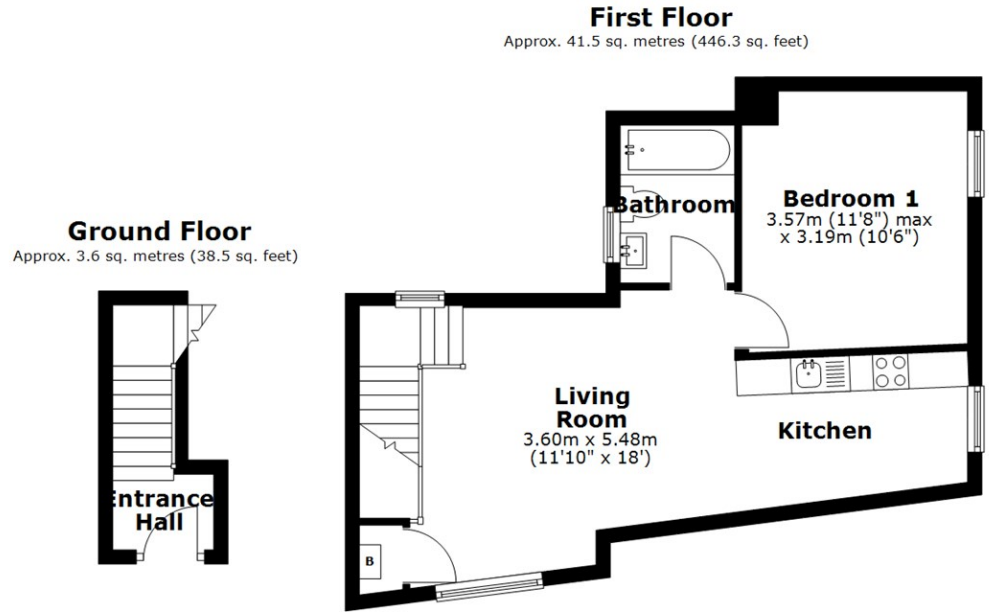
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, 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
Leasehold. Lease commenced 1st May 2003 for a term of 99 years. Ground Rent £1.00, service charge is based on a 50/50 contribution. It should be noted that the vendor is also the Freeholder to the Lease and is willing for a new extended lease to be provided.

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

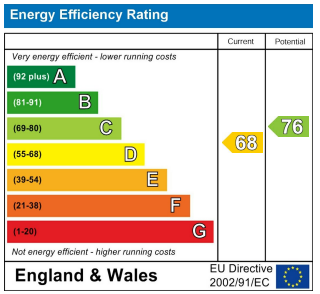
Floor Plan



Total area: approx. 45.0 sq. metres (484.8 sq. feet)

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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