



Trivett Hicks



8 Oaklands, Ross-On-Wye, HR9 7HE

£157,500



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A modern end-terraced house which is in great condition and benefits from uPVC double glazing as well as gas fired heating. On the ground floor there is a good size living room with direct access to the rear garden as well as a modern fitted kitchen, hallway and storage cupboard. Upstairs is a landing with boiler cupboard, double bedroom with fitted cupboard and bathroom. Outside there are enclosed gardens to the front and the rear as well as allocated off road parking which is large enough for at least two vehicles.

Hall

With light, , built-in storage cupboard with fitted shelves, openings to:

Living Room 17'3" x 11'10" (5.26m x 3.61m)

UPVC double glazed window to rear, double radiator, TV point, power points, telephone point, light, stairs to first floor, uPVC double glazed door to rear garden.

Kitchen 11'9" x 5'4" (3.58m x 1.63m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator, laminate flooring, power points, light.

Landing

Power points, light, storage cupboard with fitted shelving and wall mounted gas fired boiler. Doors to:

Bedroom 11'1" x 8'9" (3.37m x 2.66m)

UPVC double glazed window to rear, double radiator, power points, light, built-in overstairs cupboard.

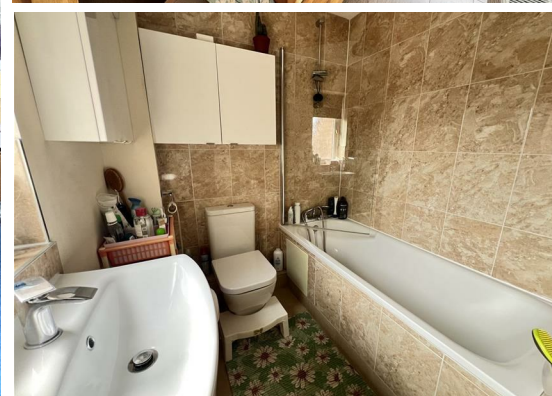
Bathroom

With panelled bath with shower attachment off, pedestal wash hand basin, low-level WC, uPVC frosted double glazed window to front, chrome heated towel rail.

Outside

To the front of the property is a small enclosed lawned garden, which extends around to the side of the property, and with paved path to the front door. To the rear the garden is almost entirely paved with the area immediately to the rear of the property benefitting from a covered pergola and a small area of artificial lawn. There is a good size metal storage shed within the enclosed rear garden and a personal gate leads to the allocated off road parking area with space for at least two vehicles.





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

Freehold/Leasehold

VIEWING ARRANGEMENTS

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

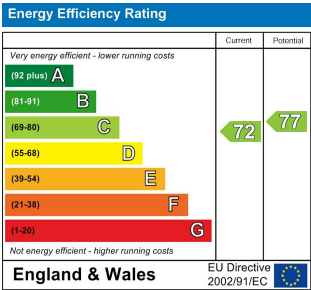
Floor Plan



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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ESTATE AGENT IN ROSS-ON-WYE

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