



Cantilupe Road, Ross On Wye, HR9 7AN

Asking price £189,950

A great investment opportunity or as an owner occupied home this exciting brand new house, located on the fringe of the heart of Ross on Wye town centre, is a mid-terrace property finished to the highest standard and includes entrance hall, lounge, kitchen/breakfast room, cloakroom, two bedrooms, ensuite shower room and family bathroom. The property benefits from an enclosed lawned rear garden with patio and in addition the property has two allocated parking spaces.



GROUND FLOOR

PVCu double glazed door to:

ENTRANCE HALL Radiator, power points, recessed spotlights, central heating thermostat, stairs to first floor, doors to:

LOUNGE 4.49m (14'9") x 3.32m (10'11") Double radiator, telephone point, TV point, power points, light, PVCu double glazed double doors to rear.

KITCHEN/BREAKFAST ROOM 4.51m (14'10") x 2.42m (7'11") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, wall mounted gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine, electric oven, four ring gas hob with extractor hood over, PVCu double glazed bay window to front, double radiator.

CLOAKROOM PVCu frosted double glazed window to front, pedestal wash hand basin, low-level WC, extractor fan, radiator, light.

LANDING Power points, light, access to roof space, doors to:

BEDROOM 1 4.50m (14'9") x 3.31m (10'10") max Two double glazed windows to front, TV point, power points, light, door to:

EN-SUITE SHOWER ROOM With tiled shower enclosure, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, light.

BEDROOM 2 3.35m (11') x 2.44m (8') Double glazed window to rear, double radiator, power points, light.

BATHROOM With panelled bath, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, frosted double glazed window to rear.

OUTSIDE

A shared paved path, enclosed within a low brick wall with railing above, leads to the front door of the property. To the rear is a paved patio which leads to the lawn garden. Accessed via a shared drive which leads to the rear of the development is the allocated parking with space for two vehicles. The is also a communal bin storage area.

N.B.

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. 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. 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.

TENURE

Freehold

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Council tax band will not be set until first occupation.

TO VIEW

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666. Jason Hicks, Director, may be contacted outside office hours on 07778 212153.

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.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

DIRECTIONS

From the centre of Ross on Wye proceed along Gloucester Road and turn left into Cantilupe Road. Continue for a short distance, passing the library on the left and the property will be found immediately after School Lane, also on the left.



