

FOR
SALE



5 Frillbank Road, Ross-on-Wye, Herefordshire HR9 7WU

Shared Ownership £108,000 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive modern semi-detached house is pleasantly located overlooking a green with vegetable plots and a children's play area and community centre in the sought after development of St Mary's Garden Village approximately 1.5 miles outside the market town of Ross-on-Wye with excellent access to the M50 (Jct 3) motorway link.

The property is designed to be low maintenance and is highly energy efficient (EPC rating B), it benefits from gas central heating and double glazing and is ideal for a young family having a good sized rear garden and off road parking for 2 vehicles. Shared Ownership.

POINTS OF INTEREST

- *Modern semi-detached house*
- *Popular residential development*
- *3 bedrooms*
- *Gas central heating & double glazing*
- *Off road parking & garden*
- *Shared ownership*



ROOM DESCRIPTIONS

Canopy Porch

With door through to the

Entrance Hall

With radiator, under stairs store cupboard, smoke alarm, cloaks cupboard and staircase leading up to the first floor.

Downstairs Cloakroom

With WC, wash hand basin, radiator, extractor fan.

Lounge/Dining Room

With radiator and patio doors to the rear.

Kitchen/Breakfast Room

With fitted base and wall units, work surfaces with tiled splashbacks, sink unit with mixer tap, built in electric oven and 4 ring hob with extractor hood over. space and plumbing for automatic washing machine, cupboard housing the gas fired central heating boiler, radiator, window to the front.

First Floor Landing

With smoke alarm, radiator, access hatch to the roof space, airing cupboard with radiator and doors to

Bedroom 1

With radiator and window to the rear.

Bedroom 2

With fitted wardrobe, radiator and window to the front.

Bedroom 3

With radiator and window to the front.

Bathroom

With a white suite comprising bath with mixer tap and shower attachment over and glazed screen, wash hand basin, WC, ladder style radiator and window.

Outside

To the front of the property there is a small open plan garden area.

There is then an additional garden enclosed by fencing laid to lawn with a light and pathway to a storage shed. There is rear access gate to the communal parking area with 2 designated parking spaces.

Agent's Note

There is a rent payable of £476.51 for the 60% share of the property and a service charge of £70.20.

The purchasers of the property are required to meet certain criteria - please see the agent for details.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,177 payable for 2025/2026

Water and drainage rates are payable.

What3Words

///comfort.culling.spring

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



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