

FOR  
SALE



9 Fairfield Green, Fownhope, Hereford HR1 4NL

£269,500 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

This excellent semi-detached bungalow is pleasantly located on an exclusive retirement complex of just 10 properties, in the heart of the highly favoured village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (8 miles with the M50 motorway link).

Fownhope is a thriving village within which there is a shop/post office, a butchers, 2 public houses, an exclusive health and leisure club ( Wye Leisure), church, doctor's surgery, village hall, sports playing field, primary school and the area is noted for it's lovely woodland and riverside ( river Wye) walks.

Constructed in the early 1990s and specifically designed for the over 60s with features such as waist height power points, wheelchair width doors, all electric heating and double glazing, the bungalow has recently been upgraded and has 2 double bedrooms, a conservatory, a carport and there are lovely communal grounds and to the rear of no 9 there is an enclosed private garden area.

## POINTS OF INTEREST

- *Semi detached bungalow*
- *Exclusive retirement development*
- *Sought after village location*
- *2 bedrooms*
- *Conservatory*
- *Parking (Carport) & gardens*



## ROOM DESCRIPTIONS

### Canopy Porch

With storage cupboard and door to the

### Entrance Hall

With a access hatch to the roof space, electric heater, cloaks cupboard and an airing cupboard with hot water cylinder.

### Kitchen/ Breakfast Room

Fitted with base and wall mounted units, work surfaces with tiled splash backs, sink unit, plumbing for washing machine, electric heater, extractor fan and window to the front.

### Lounge/Dining Room

With electric heater, a window to the rear, serving hatch and door to the

### Conservatory

Which has a sliding door out to the garden.

### Bedroom 1

With electric radiator, built in wardrobe and a window to the front.

### Bedroom 2

With electric heater, built in wardrobe and window to rear.

### Shower Room

Fitted with a large shower cubicle with glass screen and mains fitment, wash hand basin with storage cupboards under, WC, wall mounted electric heater, extractor fan and double glazed window.

### Outside

Immediately to the front of the property there is a small open plan garden area and the property overlooks a communal lawned courtyard. To the rear there is an enclosed garden, which forms part of the shared gardens but is solely used by number 9 and has a patio, lawn, raised bed, ornamental shrubs and outside light. There is also a useful car port.

### Agent's Note

1. The property cannot be sub let.
2. The purchaser must be the owner/occupier and over 60 years old.

### Services

Mains water, electricity and drainage are connected

### Outgoings

Council tax band C - £2,071 payable for 2024/2025

Water and drainage rates are payable.

### Service Charge

£279.27 per month to include building insurance, external window cleaning, in house call system to the estate manager (Anchor Housing), maintenance of gardens and common areas, lighting, plumbing/water and glazing.

### Tenure & Possession

Leasehold - 999 years lease commenced 1988 with 972 years remaining.

Vacant possession on completion.

### Directions

From Hereford proceed towards Ledbury on the A4318 and then, just past Hereford Fire Station turn right onto the B4224 and continue through the villages of Hampton Bishop and Mordiford into Fownhope, then just past the village stores turn right into Fairfield Green.

### 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.

# Ground Floor

Approx. 80.5 sq. metres (866.0 sq. feet)



Total area: approx. 80.5 sq. metres (866.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			