



ROSS-ON-WYE

Guide price **£145,000**



9 STARLING ROAD

Ross-on-Wye, Herefordshire HR9 7WP



Three Bedroom Property
Available As 50% Share
Close To Town Centre And Local Amenities

This three bedroom property is available to purchase as 50% shared ownership. Being immaculately presented throughout, this property offers spacious living, off road parking, enclosed gardens and is situated within close proximity to the town centre.

The pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools. The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.

From the entrance hallway, doors give access into the living room, kitchen/diner and downstairs W.C. There are also stairs to the first floor landing and door into understairs storage.



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KEY FEATURES

- Available as 50% share
- Three Bedroom Property
- Easily Accessible Transport Links
- Off-Road Parking
- En-suite To The Master Bedroom
- Close To Town Centre And Local Amenities



STEP INSIDE



The lounge is well proportioned, having ample power points, situated with a window to the front aspect.

The kitchen/diner is the perfect hub of a family home, with French doors overlooking the garden streaming light, the kitchen is well equipped with wall, base and drawer units, various built-in appliances and space for dining table and chairs. In the kitchen, there is also a storage cupboard.

Also to the ground floor, is a W.C, with close coupled W.C and wash hand basin.

Stairs lead to the first floor landing, with doors to all bedrooms, and family bathroom.

The master bedroom is to the rear aspect, and has an en-suite shower room. Bedroom two and three are both to the front aspect, being well presented, light and airy.

The family bathroom is a white suite comprising modern bath tub with shower attachment, close coupled W.C, pedestal wash hand basin and radiator.

Agents Note:

50% shared ownership

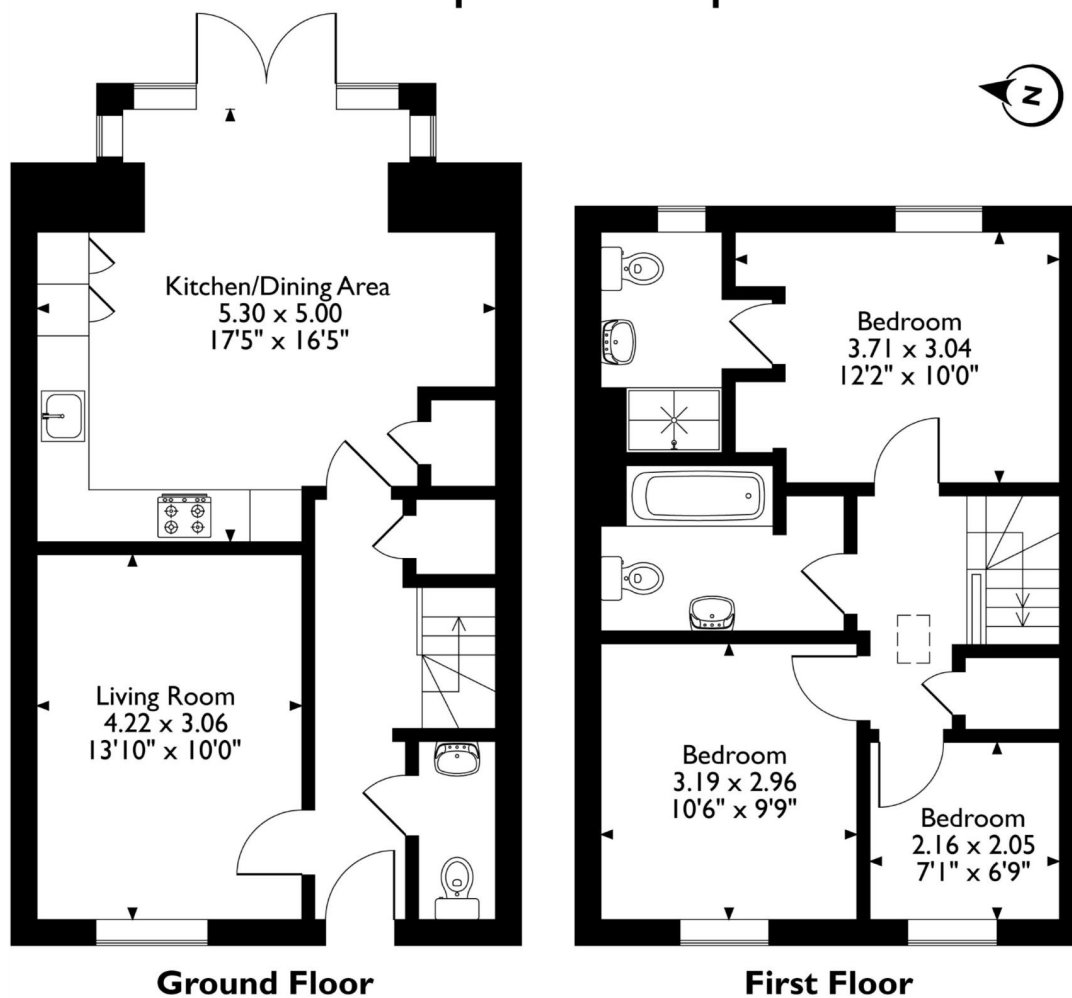
£383 rent payable to Heylo Homes monthly.

Leasehold: 125 year lease with 122 years remaining

Service Charge £300 p/a

New build warranty

Approximate Gross Internal Area 89 Sq M/958 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Shared Ownership additional information

- Buyers must be at least 18 years old Buyers must have a total household income under £80,000 (£90,000 in London)
- Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information)
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.
- Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible) Self-employed buyers must be able to provide 2-years evidence of their income
- Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.
- Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy): A mortgage or rent arrears Other bad debts County Court Judgements Buyers must have a minimum 5% deposit towards the share they are purchasing Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include: Legal fees

STEP OUTSIDE



The gardens are mainly laid to turf, with a patio/seating area. There is rear access which leads to the parking area, where you can find off road parking for two vehicles.

INFORMATION

Postcode: HR9 7WP
Tenure: Leasehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From the A40 coming toward Ross-on-Wye take the first exit onto the Bypass and then at the first roundabout take the first exit into St. Marys Village. Follow Starling Road where the property can be found via our or sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.