



BRITISH
PROPERTY
AWARDS

2022

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

Greenways Station Street, Ross-On-Wye, HR9 7AG

£350,000

5 5 5 C

A set of icons representing property features: a bed icon, a bathtub icon, a sofa icon, and a list icon with the letter 'C'.

Greenways Station Street, Ross-On-Wye, HR9 7AG

INVESTMENT OPPORTUNITY A fantastic investment opportunity conveniently tucked away close to the amenities of Ross town centre. The property comprises five separate residential letting units and is currently fully occupied on assured shorthand tenancies and generating just under £24,000 rental income per annum. The property is in reasonable condition throughout however offers the opportunity for some modernisation and updating which, if carried out, would be likely to lead to a potential increase in achievable rents.

GARDEN FLAT

Accessed from its own enclosed garden, UPVC double glazed front door to:

Hall

Doors to:

Living Room 13'10" x 8'9" max (4.22m x 2.68m max)

Electric storage heater, power points, light, door to Kitchen, double bi-fold doors to:

Conservatory 8'10" x 9'11" (2.69m x 3.03m)

UPVC double glazed construction with windows to three sides, uPVC double glazed double door to garden.

Kitchen 7'11" x 8'10" (2.41m x 2.70m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge, electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to side, opening to:

Rear Lobby

UPVC double glazed door to rear courtyard, door to Airing Cupboard with hot water cylinder and immersion heater. Door to:

Bathroom

With bath, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, shaver light, uPVC frosted double glazed window to rear, door to:

Bedroom 11'8" x 10'11" overall max dimensions (3.56m x 3.34m overall max dimensions)

UPVC double glazed window to front, electric storage heater, power points, light. Door returning to hall.

Garden

Garden Flat enjoys its own enclosed garden area with paved patio, lawned garden and associated flower borders.

Open Porch

Landlords meter cupboard, door to:

Communal Hallway 6'7" x 5'6" (2.00m x 1.68m)

Stairs to upper floors, door to understairs storage cupboard, door to:

FLAT 1

Living/Bedroom 13'10" x 11'5" max (4.22m x 3.50m max)

Electric storage heater, telephone point, TV point, power points, light, opening to Kitchen, opening to:

Snug 4'0" x 8'11" (1.23m x 2.71m)

UPVC double glazed patio door to Enclosed Courtyard.

Kitchen 7'5" x 11'3" (2.25m x 3.42m)

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, electric oven, four ring hob with extractor hood over, electric storage heater, door to:

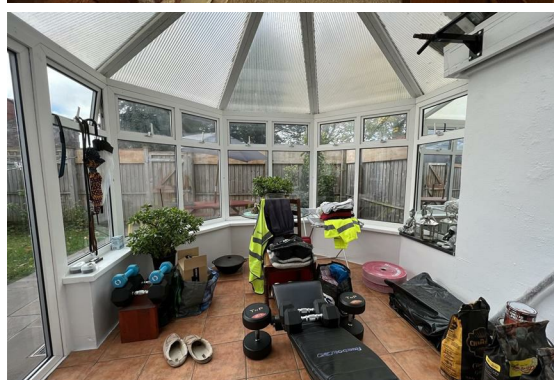
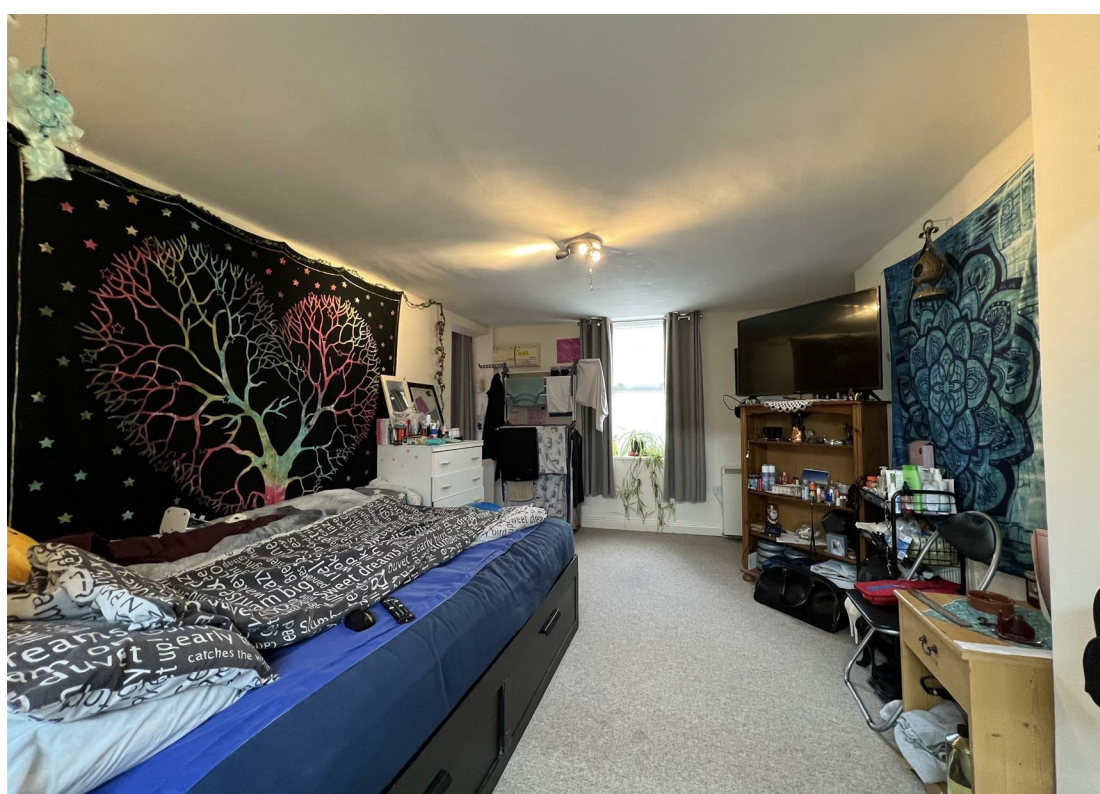
Bathroom

With panelled bath, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, shaver light, door to Airing Cupboard with hot water cylinder and immersion heater.

First Floor Communal Landing

Timer light, doors to:

FLAT 2





Living/Bedroom 13'10" x 8'10" max (4.22m x 2.70m max)
UPVC double glazed window to front, power points, light, opening to:

Kitchen 8'6" x 8'4" (2.60m x 2.53m)
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge, electric oven, four ring electric hob with extractor hood over, uPVC double glazed window to side, door to:

Bathroom
With panelled bath, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, shaver light, airing cupboard with hot water tank with immersion heater.

FLAT 3

Hall
UPVC double glazed window to front, light, opening to:

Living/Bedroom 13'10" x 10'8" max (4.22m x 3.26m max)
UPVC double glazed window to front, electric storage heater, power points, light, fitted wardrobe, opening to:

Kitchen 8'6" x 9'0" (2.60m x 2.74m)
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, electric oven, four ring electric hob with extractor hood over, power points, light, door to:

Bathroom
With panelled bath, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, door to airing cupboard with hot water cylinder and immersion heater.

FLAT 4

Hall
Light, stairs to:

Landing
With light, doors to:

Living Room 13'10" x 9'0" plus kitchen recess (4.22m x 2.75m plus kitchen recess)
UPVC double glazed window to rear, electric storage heater, power points, light, base and eye level cupboards with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge, electric oven, four ring electric hob with extractor hood over.

Bedroom 13'11" x 13'6" overall max dimensions (4.26m x 4.13m overall max dimensions)
An irregular shaped room, UPVC double glazed window to rear, power points, light, door to storage cupboard.

Shower Room
With shower cubicle, pedestal wash hand basin, low-level WC, electric fan heater, extractor fan, uPVC double glazed window to front.

External
To the front of the building is an enclosed gravelled forecourt providing off road parking for each flat as well as visitors. This space also doubles as an outdoor amenity area where the current tenants have a picnic bench used for outdoor socialising. N.B. The neighbouring owner benefits from a right of access across this frontage to two allocated parking spaces.

Tenancies
The property is fully occupied and in receipt of the following rental income:

Garden Flat - £470 per calendar month
Flat 1 - £380 per calendar month
Flat 2 - £360 per calendar month
Flat 3 - £390 per calendar month
Flat 4 - £390 per calendar month.

Overall the property is currently generating an annual income of £23,880.

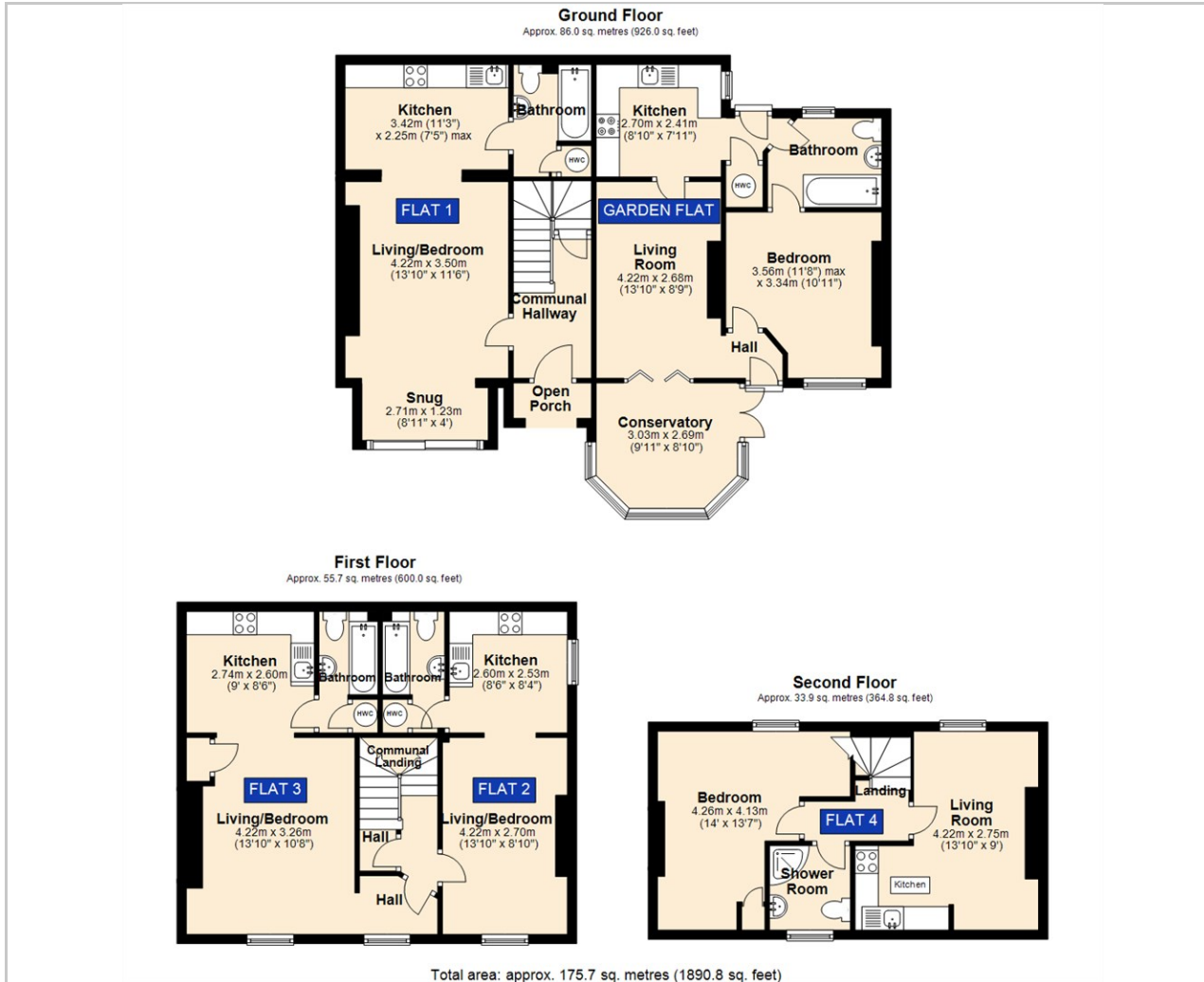
INDEPENDENT FINANCIAL ADVICE
We are able to arrange a no obligation introduction to a mortgage advisor who specialises in various areas of financial planning, including mortgages.

LOCAL AUTHORITY & CHARGES
Herefordshire Council, 01432 260000. Each property is rated Band A, £1,522.25 (2023/24)

MONEY LAUNDERING REGULATIONS
To comply with money laundering regulations, prospective purchasers will be asked to produce photographic identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.



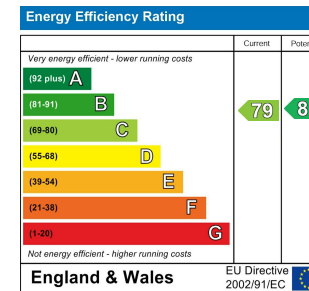
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**RELAX,
YOU ARE IN
SAFE HANDS**

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