

16, Cinnabar Grove, Hereford, HR4 9FJ  
75% Shared Ownership £195,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES



# 16 Cinnabar Grove

## Hereford

Offered as a 75% share with Platform Housing association\*  
Built in 2022 this modern semi-detached home is beautifully presented inside and out, nestled n a quiet cul-de-sac in this popular residential area on the Northern outskirts of Hereford city. The double glazed and gas centrally heated accommodation boasts an impressive B EPC rating and features two double bedrooms, downstairs WC and open plan kitchen/dining room. Outside can be found a good size enclosed rear garden and allocated parking for 2/3 cars. \*some restrictions may apply. Rent is also payable.

ARRANGE A VIEWING NOW AND TAKE ADVANTAGE OF THIS WONDERFUL OFFERING - CALL 01432-266007

- Modern semi detached home
- 75% shared ownership
- Two double bedrooms
- Kitchen/dining room
- Enclosed rear garden
- Allocated parking spaces
- Downstairs WC
- Quiet cul-de-sac location
- Energy rating B
- No onwads chain

Material Information  
**75% Shared Ownership** £195,000  
**Tenure:** Leasehold  
**Local Authority:** Herefordshire  
**Council Tax:** C  
**EPC:** B (84)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Introduction**  
\*\*SHARED OWNERSHIP - 75% Share available\*\* (subject to approval and eligibility checks).  
This modern, recently built, semi-detached property is immaculately presented throughout and has double glazed and gas centrally heated accommodation to include; entrance hall, living room, kitchen/dining room, downstairs WC, two double bedrooms and bathroom. Enclosed rear garden and allocated parking

**Property Description**  
The property is entered via the canopy porch into the entrance hall which has stairs to the first floor and a door opening into the living room with window to the front aspect and a door leading to the dining area. Space for table and chairs and rear door into the garden, the dining area is open plan with the kitchen that features a matching range of wall and base units and drawers under a rolled edge worktop with matching upstands, fitted electric oven and gas hob with extractor fan over, 1 1/2 bowl sink unit, space and plumbing for a washing machine, space for fridge freezer, Ideal boiler located in a cupboard and door to the WC with wash hand basin, low level WC and extractor fan. Stairs rise from the hallway to the first floor landing with doors off to all rooms including - bedroom one with 2 windows to the front aspect and over stairs cupboard with radiator and shelving. Bedroom two with window to the rear aspect. Bathroom with useful fitted storage cupboard, bath with fully tiled shower over, WC, pedestal hand basin and heated towel rail.

**Garden & Parking**  
The property is approached from a quiet cul-de-sac with a driveway leading directly to the parking area at the side of the property and a path with lawn to one side leads to a canopy porch and main entrance door .  
The rear garden is accessed from the kitchen/dining room onto a large patio area with outside tap, wooden garden storage shed, with the rest laid to lawn and all enclosed by wooden fencing. A wooden gate leads out to the side of the property where there is a good size parking area for approx 3 cars.

**Location**  
The property is situated on the northern edge of Hereford, within the sought-after Holmer area. This established location offers a range of local amenities, including shops and schools, as well as easy access to open fields and countryside walks. The nearby racecourse fields also provide further opportunities for outdoor recreation. Hereford city centre is just two miles away, offering a wider selection of shops, restaurants, bars, and essential services, including the county hospital and mainline train station.

**Services**  
All mains services are connected to the property.

The property is available on a part rent part buy shared ownership scheme in conjunction with Platform Housing who will need to perform their own affordability and eligibility checks on any purchasers. We are offering a 75% share of the property for £195,000 (other proportions may be available on application to Platform Housing) for which there is a monthly charge of £194 to include rent, service charge and building insurance.

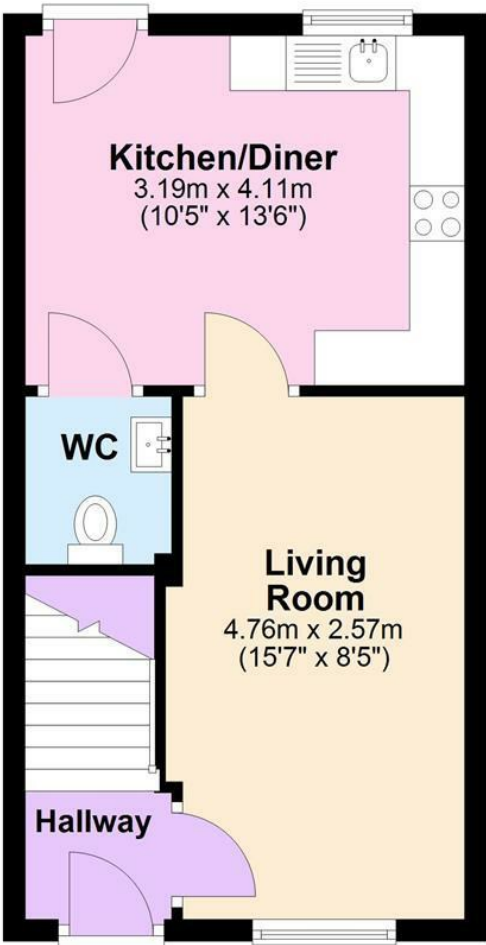
**Broadband**  
Standard 6 Mbps 0.7 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1800 Mbps 220 Mbps Good  
Networks in your area - Openreach

**Indoor & Outdoor Mobile Coverage**  
Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

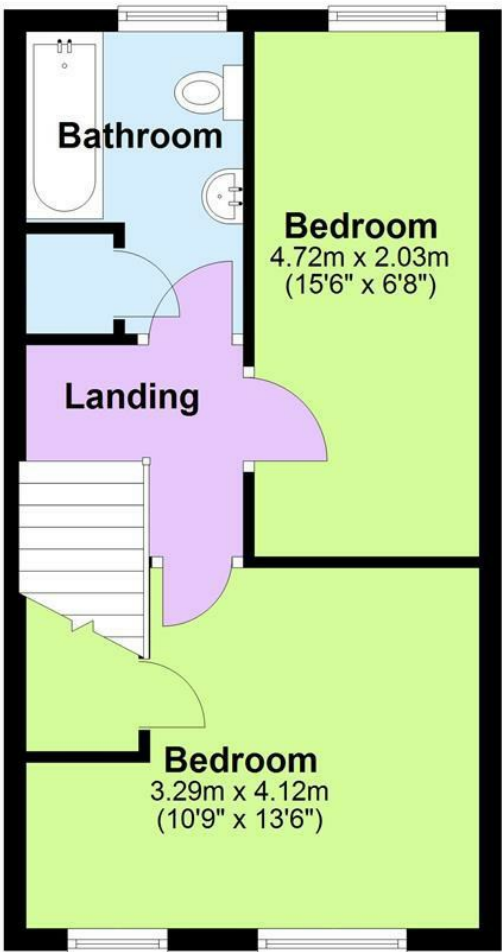
**Anti-Money Laundering Regulations**  
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.

### Ground Floor



### First Floor



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

#### Directions

Leave Hereford city on the A49 North. On reaching the Starting Gate roundabout go straight over and continue to a set of traffic lights at which, turn left into Clubtail Drive, follow the road round to the left and then turn right into Cinnabar Grove where the property can be found on the right. What3Words:///goods.dizzy.jump

