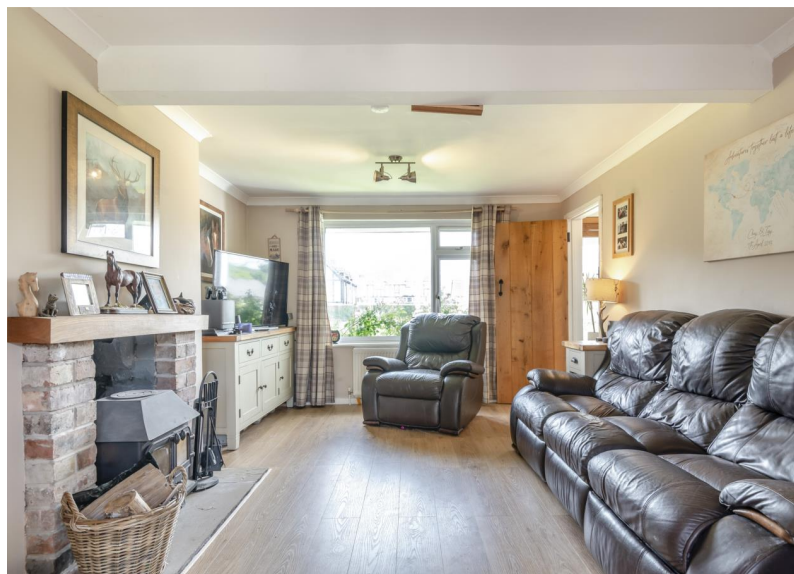




LEA

Guide price **£275,000**



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6 STOCKHOLME PLACE

Lea, Ross-on-Wye, Herefordshire HR9 7LD



Charming semi-detached family home
Generous garden with views
Local amenities nearby

This charming two double bedroom semi-detached property has generous front and rear gardens with far reaching countryside views, the property is situated in a highly sought after location and has character features throughout.

Lea is a village located around 5 miles east of the market town of Ross-on-Wye. Having always been popular with families and retired couples alike, the village offers a primary school, independent shop, church, village hall, bus stop and a highly regarded pub in the village of Aston Crews just a short distance away.

The nearby 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.



Guide price
£275,000



KEY FEATURES

- Two double bedroom semi-detached house
- Generous front & rear enclosed gardens
- Charming & characterful living close proximity to transport links
- Highly sought after village location
- Countryside views



STEP INSIDE



Entering through the welcoming porch into the spacious entrance hall, where you'll find access to various rooms and a staircase leading to the first floor.

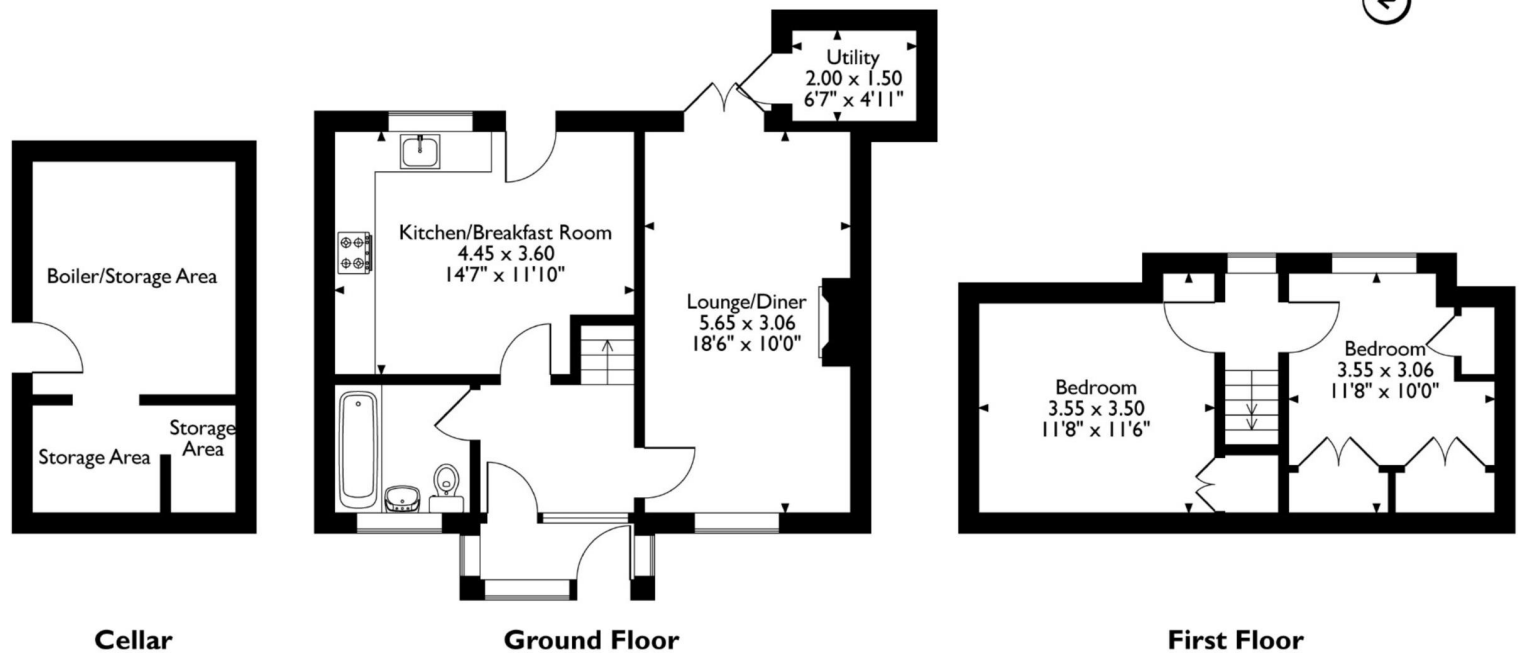
To your right, a generously proportioned lounge/dining room spans from front to back, featuring a window offering views of the front aspect and French doors opening to the rear garden, the focal point is the inviting open fireplace with woodburner inset having an exposed brick surround, adding warmth and charm to the space.

On the left side of the hallway, you'll discover the bathroom and a convenient kitchen/breakfast room situated towards the rear.

The kitchen is equipped with a range of fitted wall, base and drawer mounted units, a built-in oven with a four-ring electric hob, integrated dishwasher, and ample space for additional appliances.

There is space for dining table and chairs, with a window to the rear providing delightful countryside views, and a door leads out to the rear garden.

Approximate Gross Internal Area 90 Sq M/969 Sq Ft



Cellar

Ground Floor

First Floor

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.

The bathroom is a modern suite comprising bath tub with shower attachment over and shower screen, with tiled splashbacks, pedestal wash hand basin and close coupled W.C, there is also a window to the front aspect.

Venturing upstairs, the first floor comprises two spacious double bedrooms, each featuring built-in wardrobes for storage convenience. Bedroom one also offers access to the loft, both bedrooms have views over surrounding fields and countryside.

STEP OUTSIDE



Steps leading up to the pathway that guides you to the front door, adorned with a lawn on one side and a deep, well-stocked border of mature trees and shrubs on the other, the pathway is inviting. A timber garden shed adds storage utility.

Continuing around the side of the property, the pathway leads to a generously sized rear garden, primarily laid to lawn. Here, you'll find a summerhouse equipped with power and lighting, along with a raised patio area offering picturesque views of the surrounding countryside.

The garden is securely enclosed by panel fencing, mature hedging, and trees, ensuring privacy and tranquility.

INFORMATION

Postcode: HR9 7LD
Tenure: Freehold
Tax Band: B
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From the centre of Ross-on-Wye, head out of town onto the A40 towards Gloucester. After around 5 miles or so you will enter the village of Lea, continue through the village, after a short while turning right onto Mitcheldean Road, where the property can be found on the left hand side via our for sale board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			106
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	53	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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