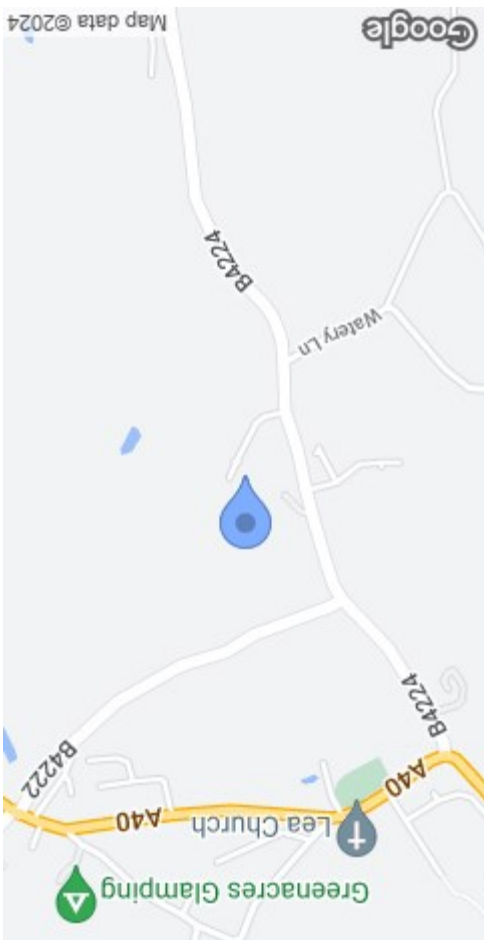


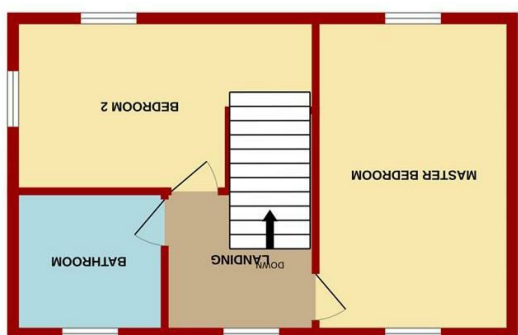


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

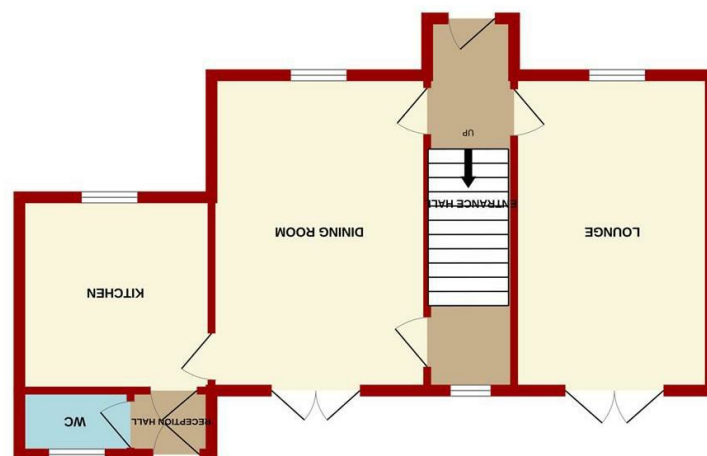
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2024



1ST FLOOR



GROUND FLOOR



11 Orchard Close
 Lea, Ross-On-Wye HR9 7LE



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£367,500

A NEWLY MODERNISED TWO BEDROOM SEMI DETACHED HOUSE retro fitted with ECO CREDENTIALS to include SOLAR PANELS WITH BATTERY STORAGE, FAR INFRARED CEILING MOUNTED HEATERS with INDIVIDUAL THERMOSTATS, TRIPLE GLAZED WINDOWS AND DOORS, sat in BEAUTIFUL COTTAGE STYLE GARDENS in a QUIET CUL-DE-SAC within a POPULAR HEREFORDSHIRE VILLAGE.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via triple glazed UPVC front door into:

ENTRANCE HALL

Chrome power points, ceiling mounted heater, individual thermostat control, stairs leading off.

LOUNGE

15'9 x 9'9 (4.80m x 2.97m)

Cast iron log burner, slate hearth, Karndean flooring, Openreach point, individual thermostat control, triple glazed front aspect window with fitted blinds, triple glazed French doors to the rear garden.

DINING ROOM

15'9 x 10'10 (4.80m x 3.30m)

Door to understairs storage cupboard, Karndean flooring, thermostat control, inset spotlighting, ceiling mounted radiator, rear aspect window, front aspect window with fitted blinds, rear aspect French doors.

KITCHEN

9'8 x 9'6 (2.95m x 2.90m)

Refitted Howdens kitchen with integrated fridge / freezer, integrated NEFF oven with four ring NEFF ceramic hob and extractor fan over, plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit, Karndean flooring, ornate tiled surround, two front aspect windows with fitted blinds, inset spotlighting, thermostat control, ceiling mounted radiator, glazed wooden door into:

REAR HALLWAY

Tripe glazed back door and door into:

CLOAKROOM

Re-fitted to comprise of a built-in WC with sink and mixer tap behind, tiled walls, heated mirror, ornate tiled flooring, consumer unit, rear aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Access to roof space, rear aspect window, fitted blinds.

BEDROOM 1

16'0 x 9'9 (4.88m x 2.97m)

Ceiling mounted radiator, thermostat, front and rear aspect windows with lovely far reaching elevated views, fitted blinds.

BEDROOM 2

14'4 x 8'8 (4.37m x 2.64m)

Two ceiling mounted radiators, thermostat, TV point, front and side aspect window offering lovely views, fitted blinds.

SHOWER ROOM

7'6 x 6'8 (2.29m x 2.03m)

Suite to comprise of WC, vanity wash hand basin with mixer tap and cupboard below, large walk-in double shower cubicle with glazed screen, overhead and detachable hand shower, linoleum flooring, heated mirror, thermostat, inset spotlighting, rear aspect window.

OUTSIDE

To the front of the property, a driveway provides off road parking for four vehicles with pretty front wildlife garden planted with flowers, shrubs, bushes and mature fruit trees, all enclosed by fencing. The driveway leads to:

GARAGE

20'1 x 12'4 (6.12m x 3.76m)

Re-fitted up and over door, power and lighting, built-in storage, rear aspect window, side aspect personal door.

A pathway to the side leads to the rear gardens where there is concrete hardstanding, patio area, vegetable garden, further flower and shrub borders, wooden shed, log store, greenhouse, all enclosed by wood panel fencing offering pleasant outlook to neighbouring countryside.

SERVICES

Mains water, electric and drainage.

The property benefits from having its own solar panels which consist of 16 x PV solar panels with two Tesla batteries and EPS (Emergency Power Supply).

WATER RATES

Welsh Water - metered.

LOCAL AUTHORITY

Council Tax Band: C
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, proceed along the A40 into Lea, at the traffic lights, turn left onto the B4222 and left again at the junction. Proceed along for a few hundred yards turning left into Orchard Close where the property can be found with a 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

