



**Plot 6 Lealands Gate**  
**Ross-On-Wye HR9 7YW**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**£545,000**

Situated in a PRIVATE ROAD with GATED ACCESS is this BRAND NEW THREE BEDROOM DETACHED CHALET BUNGALOW having TWO EN-SUITE BEDROOMS (ONE TO THE FIRST FLOOR), KITCHEN / DINING ROOM, TWO RECEPTIONS, UNDER FLOOR HEATING TO THE GROUND FLOOR, AIR SOURCE HEATING, SOLAR PANELS, DETACHED DOUBLE GARAGE and PARKING, 10 YEARS ABC ARCHITECT'S WARRANTY CERTIFICATE.

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.







Entrance via part glazed door through to:

### ENTRANCE HALL

Stairs to the first floor, under floor heating.

### LOUNGE

19'2 into front aspect bay window x 13'3 (5.84m into front aspect bay window x 4.04m)

Under floor heating, electric fire, side aspect window front aspect bay window.

### KITCHEN / DINING ROOM

23'9 x 13'3 max (7.24m x 4.04m max)

To be selected by the purchaser from a selection of contemporary fitted kitchens to include integrated fridge, freezer and dishwasher. Double oven, hob and chimney hood.

Selection of granite or solid wood work surfaces.

Choice of engineered oak flooring, porcelain or ceramic tiles.

Two side and one rear aspect window, fully glazed French doors to the rear patio.

### MASTER BEDROOM

14'3 x 10'2 (4.34m x 3.10m)

Under floor heating, front aspect window, door to:

### EN-SUITE SHOWER ROOM

6'1 x 6'0 (1.85m x 1.83m)

Under floor heating, fitted shower cubicle and tray, shower, tiled surround, pedestal wash hand basin, closed coupled WC, heated towel rail.

### BEDROOM 2

11'11 x 11'8 (3.63m x 3.56m)

Rear aspect window.

### BATHROOM

8'1 x 7'3 (2.46m x 2.21m)

To be fitted, rear aspect window.

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

### BEDROOM 3

14'7 x 9'4 (4.45m x 2.84m)

### EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin - all to be fitted - rear aspect Velux roof light.

### OUTSIDE

A block paved driveway with off road parking for several vehicles leads to:

### DETACHED DOUBLE GARAGE

18'6 x 16'1 approximately (5.64m x 4.90m approximately)

Accessed via two single up and over doors, power and lighting, side aspect window, door through to the garden.

To the front of the property, a path leads to the front door, lawned area to either side. To the rear, there is an enclosed garden with patio and lawned area, hedging and fencing surround.

### SERVICES

Mains water, electric and drainage. Air source heat pump.

Solar panels.

### WATER RATES

Welsh Water - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: TBC

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 passing through Huntley and Longhope into the village of Lea. As you come down into the village, the entrance to Lealands Gate will be found on your right hand side.

### PROPERTY SURVEYS

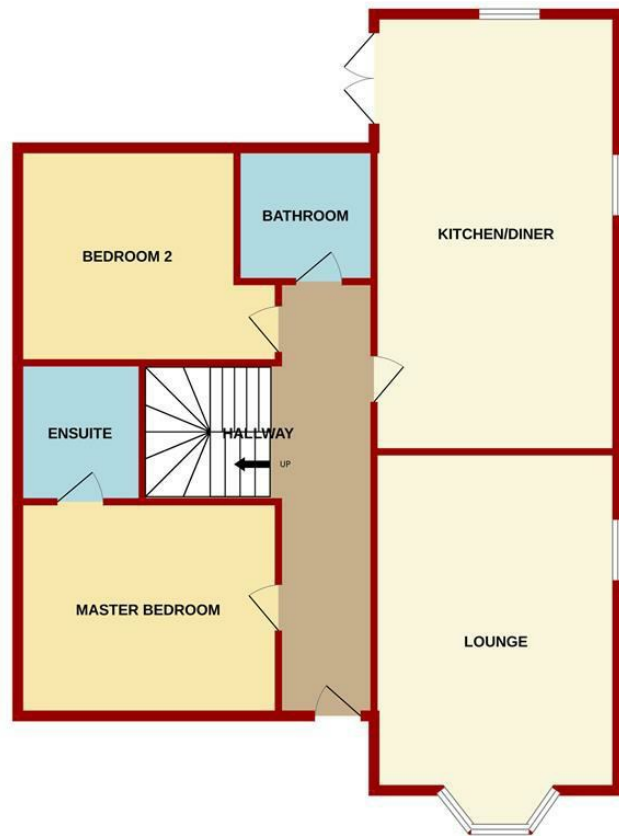
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

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



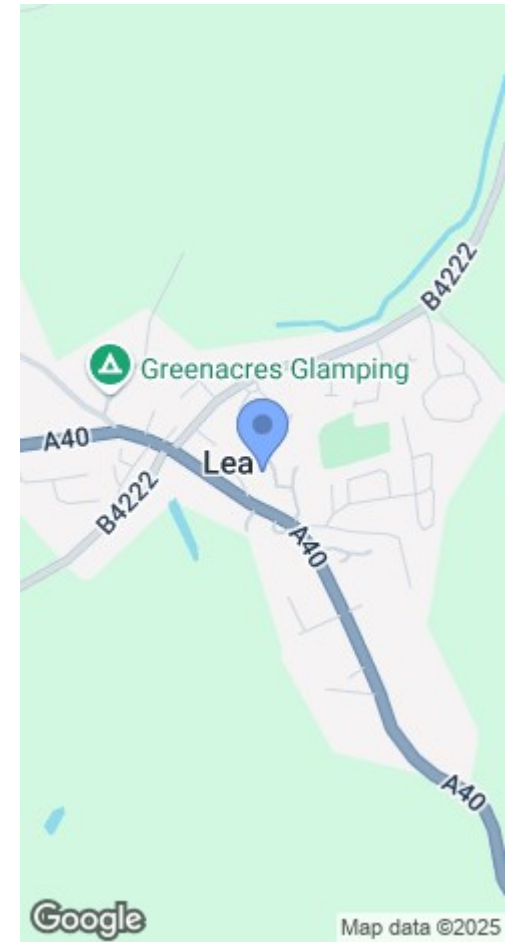
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### 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.



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