



Guide Price £225,000

A RARELY AVAILABLE FREEHOLD (but with leasehold responsibilities) THREE BEDROOM FIRST FLOOR FLAT with GOOD SIZED ROOMS, LOVELY OUTLOOK AND VIEWS, in need of SOME UPDATING and MODERNISATION, PARKING FOR THREE VEHICLES, MATURE GARDENS, all being offered with NO ONWARD CHAIN.

The property is located in the village of Lea which offers a shop, mobile Post Office service, public house, village hall with newly built play area, garage, church and a 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.



Spiral staircase leads to the first floor.

Entrance via half glazed door through to:

ENTRANCE HALL

17'8 x 4'8 (5.38m x 1.42m)

Single radiator, cornice coving, fully glazed double doors lead through to:

LIVING ROOM

15'10 x 13'8 (4.83m x 4.17m)

Wall mounted electric fire, double and single radiators, built-in shelving, side aspect window with lovely outlook over surrounding gardens and field. Double doors give access through to:

KITCHEN

10'4 x 10'5 (3.15m x 3.18m)

One and a half bowl single drainer sink unit, built-in oven, cooker, hob, fridge / freezer, dishwasher, space for washing machine, base and wall mounted cupboards, tiled flooring, single radiator, access to roof space, side aspect window with a lovely outlook.

BEDROOM 1

14'5 x 11'6 (4.39m x 3.51m)

Double radiator, built-in wardrobes to one wall accessed via sliding doors, hanging rail and shelving, front aspect window with a lovely outlook over the gardens.

BEDROOM 2

11'11 x 9'5 (3.63m x 2.87m)

Radiator, rear aspect window.

BEDROOM 3

9'6 min x 8'4 (2.90m min x 2.54m)

Single radiator, rear aspect window.

BATHROOM

10'10 x 5'1 (3.30m x 1.55m)

White suite comprising bath with shower over, pedestal wash hand basin, low-level WC, front aspect window.

OUTSIDE

A driveway leads through to a gravelled parking and turning area, suitable for the parking of three vehicles. To the front of the property, there is an enclosed garden area with gravelled garden, lovely raised seating area on the first floor via spiral staircase.

From the parking area, access is gained through to the main area of ground, where there is a large expanse of lawn, various mature trees, LARGE WOODEN GARDEN SHED (19'6 X 12'), all enclosed by walling and fencing surround.

AGENT'S NOTE

Flat 3 is responsible for the exterior maintenance of flats 1, 2 and 3, excluding window and doors.

The maintenance charge is assessed on a yearly basis.

The insurance is organised by flat 3 and is split three ways between the three flats.

Please call the office for further information.

SERVICES

Mains water and electricity. Shared private drainage system. Oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to

assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold with leasehold responsibilities. Please call the office for further information.

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

Proceed out of Newent, along the B4221 towards Kilcot. At Kilcot cross roads, turn left on the B4222 towards Aston Ingham / Mitcheldean. Proceed along this road, passing through Aston Ingham, through Aston Crews and just before the cross roads with the A40 road, the entrance to Dean End will be found on your left side. The flat is to the right hand side of the main house.

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.

