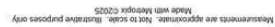
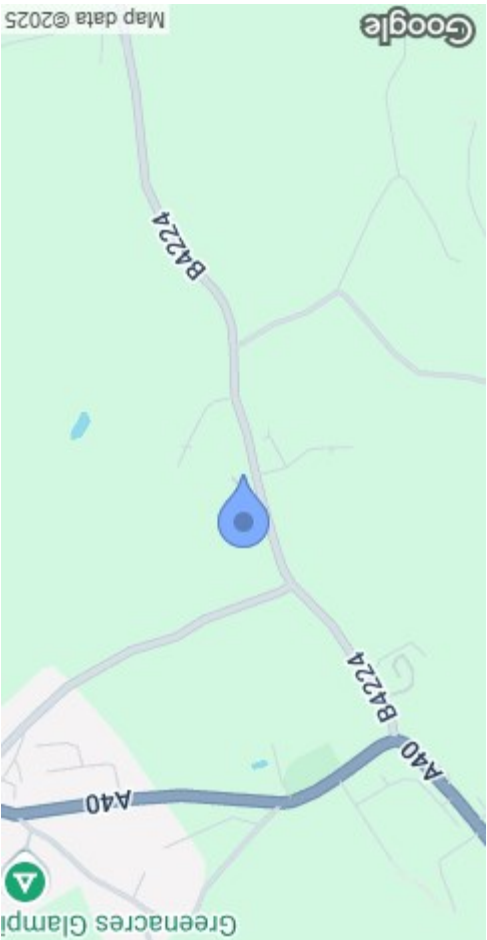


MISREPRESENTATION DISCLAIMER



GROUND FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £325,000

CONSTRUCTED IN 1927 is this RECENTLY MODERNISED TWO / THREE BEDROOM DETACHED BUNGALOW with NEW KITCHEN AND BATHROOM, NEWLY DECORATED THROUGHOUT yet still offering MUCH POTENTIAL both inside and out, situated in a LOVELY VILLAGE LOCATION, GARDENS OF ONE QUARTER OF AN ACRE, GARAGE and OUTBUILDINGS, 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.



Sliding doors lead into:

STORM PORCH

Through further double glazed UPVC door into:

ENTRANCE HALL

Electric heater, access to roof space, picture rail, door to:

LOUNGE

13'2 x 10'8 (4.01m x 3.25m)

Ornate cast iron fireplace, built-in cupboard, electric heater, picture rail, front aspect bay window with beautiful views over the surrounding fields and countryside.

DINING ROOM

13'0 x 11'4 (3.96m x 3.45m)

Open fireplace, built-in storage, picture rail, rear aspect double opening French doors. Door to bedroom 3.

BEDROOM 1

12'1 x 11'4 (3.68m x 3.45m)

Picture rail, ornate cast iron fireplace, side aspect window.

BEDROOM 2

13'3 x 10'7 (4.04m x 3.23m)

Picture rail, electric heater, front aspect bay window with lovely views over the fields.

BEDROOM 3 / STUDY

13'4 x 8'5 (4.06m x 2.57m)

Accessed from the dining room, wooden construction. This room houses the consumer unit electrics and has side and rear aspect windows.

KITCHEN

10'0 x 8'8 (3.05m x 2.64m)

Fitted base and wall units with wooden worktops and splashbacks, plumbing for washing machine, integrated double oven and dishwasher, Belfast sink unit with mixer tap, infrared room heater, exposed brickwork, inset spotlighting, side and rear aspect windows. Half glazed door to:

INNER HALLWAY

6'0 x 3'0 (1.83m x 0.91m)

Exposed brickwork, half glazed double glazed door to:

BATHROOM

5'6 x 5'3 (1.68m x 1.60m)

Tiled panelled bath with mixer tap, Mira Sports shower over, vanity wash hand basin with mixer tap and cupboard below, WC, shaver point, extractor fan, chrome heated towel rail, spotlighting, side aspect window.

OUTSIDE

A driveway, with parking for two vehicles, leads up to:

GARAGE

Side aspect windows.

There are a range of block and brick-built outbuildings currently used for storage and a greenhouse. The plot measures one quarter of an acre and the property backs onto open fields and countryside with lovely views to the front and rear and are all enclosed by mature hedging.

SERVICES

Mains water, electricity and drainage, app controlled infra-red electric 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: D
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 Aston Ingham, continue along this road into the village of Lea. Go straight over at the traffic lights, taking the first left onto Mitcheldean Road where the property can be found a short distance on your left hand side as marked by our '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.