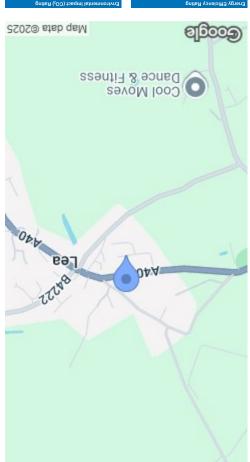
4 High Street, Newent, Gloucestershire. GL18 1AN

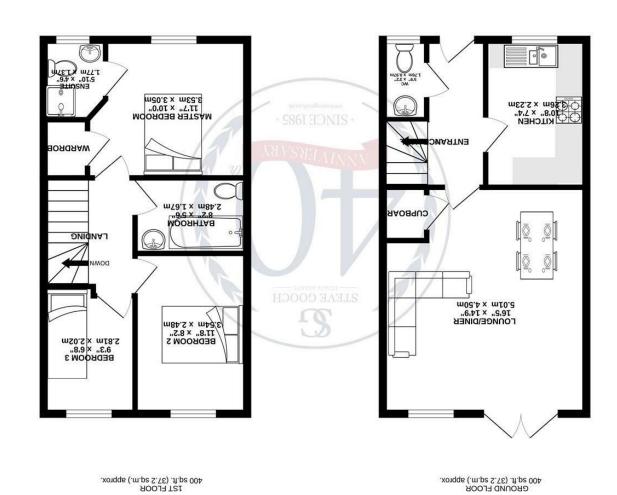
(01231) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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. All reasonable steps have been taken with the preparation of these particulars do not constitute 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 prepare to part to grantifier 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 MISREPRESENTATION DISCLAIMER



TOTAL FLOOR AREN: 801 sq.ft. (74,4 sq.m.) approx. Areacurements are approximate. Not to scale. illustrative purposes only Area only area of the property of







£154,500

An EXCEPTIONALLY PRESENTED MODERN THREE BEDROOM MID-TERRACE FAMILY HOME offered as a LOW COST HOUSING OPPORTUNITY, having MASTER EN-SUITE, LANDSCAPED GARDENS offering GOOD LEVELS OF PRIVACY, ALLOCATED OFF ROAD PARKING for TWO VEHICLES, with PLEASANT VIEWS and situated in a POPULAR VILLAGE LOCATION.

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.











Enter the property via double glazed composite front door into:

ENTRANCE HALL

10'8 x 7'6 max (3.25m x 2.29m max)

Single radiator, consumer unit, stairs leading off.

CLOAKROOM 5'8 x 3'0 (1.73m x 0.91m)

White suite comprising WC, pedestal wash hand basin with mixer tap, tiled floor, single radiator, extractor fan, front aspect frosted window.

KITCHEN

10'8 x 7'6 (3.25m x 2.29m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, space for tall fridge / freezer, integrated electric oven with four ring gas hob and extractor fan over, under unit lighting, plumbing for washing machine, space for dishwasher, one and a half bowl single drainer sink unit with mixer tap, tiled flooring, spotlighting, front aspect window.

LOUNGE / DINER

16'5 x 14'8 (5.00m x 4.47m)

Two single radiators, TV and telephone point, thermostat control, door to under stairs storage cupboard, rear aspect window, rear aspect double opening French doors to patio and gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE WITH MODERN PANELLED WALLING, LEADS TO THE FIRST FLOOR.

Access to roof space, door to airing cupboard housing the Worcester LPG gas fired boiler supplying the hot water and central heating with storage space.

MASTER BEDROOM

14'8 narrowing to 11'6 x 9'8 (4.47m narrowing to 3.51m x 2.95m) Built-in wardrobe, single radiator, thermostat control, front aspect window overlooking a green area

EN-SUITE

5'8 x 4'6 (1.73m x 1.37m)

Corner shower cubicle with inset detachable Mira hand shower, WC, vanity wash hand basin with mixer tap and cupboard below, tiled floor, chrome heated towel rail, spotlighting, extractor fan, shaver point, front aspect frosted window



BEDROOM 2

11'8 x 8'2 (3.56m x 2.49m)

Single radiator, rear aspect window offering lovely views over the surrounding countryside.

BEDROOM 3

9'3 x 6'3 (2 82m x 1 91m)

Single radiator, rear aspect window with lovely views over the surrounding countryside **BATHROOM**

8'2 x 5'5 (2.49m x 1.65m) White suite comprising panelled bath with mixer tap and inset detachable Mira hand

shower over, WC, vanity wash hand basin with mixer tap and cupboard below, chrome heated towel rail, tiled floor, tiled splashbacks, inset spotlighting, extractor fan, shaver

OUTSIDE

To the front of the property there is a low maintenance purple slate garden which leads to the front door with canopy entrance porch with outside light. To the side of the property, there is a block paved driveway suitable for the parking of two vehicles. A rear pedestrian access leads you to the back garden which has been landscaped by the current vendors to provide a large patio seating area with outside lighting, outside power point, step and pathway leading down to an astro turf garden, enclosed by low level brick walling with raised planters. There is a wooden garden shed (with power) and a further outside power point. A pathway leads to the parking area. The gardens are enclosed by wood panel fencing and measure approximately 33' in length.

AGENT'S NOTE

The property is classified as a Low Cost Market Housing Unit and prospective purchaser would own the whole property as a Freehold with no service or maintenance charges but the purchase price is 60% of the value. Any interested parties, having viewed the property, will be referred to Herefordshire Council to fill in the relevant Assessment paperwork to check eligibility for the Scheme

You must have a connection to Lea, or the immediate cascading parishes of Weston Under Penyard, Linton or Aston Ingham ONLY. You must have been living in Lea for 6 out of the last 12 months, or 3 years out of the last 5 years, or have immediate family residing in Lea for more than 5 years i.e. parents, adult children or siblings.

interested parties must contact Strategic Housing at Herefordshire Council on housingdevelopment@herefordshire.gov.uk to request an assessment to ensure their eligibility to purchase this house.



SECOND AGENT'S NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

SERVICES

Mains water, electricity and drainage. LPG heating.

There is a management fee of £60 per annum payable to cover maintenance of the

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

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 passing through Huntley and Longhope into the village of Lea. Continue straight over the traffic lights at the crossroads in Lea, passing the garage on the left and Squires Meadow can be found on the right 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

