

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	
Current	Target	Current	Target
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
2009/10 EC		2009/10 EC	
New energy efficient - low energy code		New energy efficient - low energy code	
91		76	
A		A	
101-120		101-120	
B		B	
121-130		121-130	
C		C	
131-140		131-140	
D		D	
141-150		141-150	
E		E	
151-160		151-160	
F		F	
161-170		161-170	
G		G	
171-180		171-180	
H		H	
181-190		181-190	
I		I	
191-200		191-200	
J		J	
201-210		201-210	
K		K	
211-220		211-220	
L		L	
221-230		221-230	
M		M	
231-240		231-240	
N		N	
241-250		241-250	
O		O	
251-260		251-260	
P		P	
261-270		261-270	
Q		Q	
271-280		271-280	
R		R	
281-290		281-290	
S		S	
291-300		291-300	
T		T	
301-310		301-310	
U		U	
311-320		311-320	
V		V	
321-330		321-330	
W		W	
331-340		331-340	
X		X	
341-350		341-350	
Y		Y	
351-360		351-360	
Z		Z	
361-370		361-370	
AA		AA	
371-380		371-380	
AB		AB	
381-390		381-390	
AC		AC	
391-400		391-400	
AD		AD	
401-410		401-410	
AE		AE	
411-420		411-420	
AF		AF	
421-430		421-430	
AG		AG	
431-440		431-440	
AH		AH	
441-450		441-450	
AI		AI	
451-460		451-460	
AJ		AJ	
461-470		461-470	
AK		AK	
471-480		471-480	
AL		AL	
481-490		481-490	
AM		AM	
491-500		491-500	
AN		AN	
501-510		501-510	
AO		AO	
511-520		511-520	
AP		AP	
521-530		521-530	
AQ		AQ	
531-540		531-540	
AR		AR	
541-550		541-550	
AS		AS	
551-560		551-560	
AT		AT	
561-570		561-570	
AU		AU	
571-580		571-580	
AV		AV	
581-590		581-590	
AW		AW	
591-600		591-600	
AX		AX	
601-610		601-610	
AY		AY	
611-620		611-620	
AZ		AZ	
621-630		621-630	
BA		BA	
631-640		631-640	
BB		BB	
641-650		641-650	
BC		BC	
651-660		651-660	
BD		BD	
661-670		661-670	
BE		BE	
671-680		671-680	
BF		BF	
681-690		681-690	
BG		BG	
691-700		691-700	
BH		BH	
701-710		701-710	
BI		BI	
711-720		711-720	
BJ		BJ	
721-730		721-730	
BK		BK	
731-740		731-740	
BL		BL	
741-750		741-750	
BM		BM	
751-760		751-760	
BN		BN	
761-770		761-770	
BO		BO	
771-780		771-780	
BP		BP	
781-790		781-790	
BQ		BQ	
791-800		791-800	
BR		BR	
801-810		801-810	
BS		BS	
811-820		811-820	
BT		BT	
821-830		821-830	
BU		BU	
831-840		831-840	
BV		BV	
841-850		841-850	
BW		BW	
851-860		851-860	
BX		BX	
861-870		861-870	
BY		BY	
871-880		871-880	
BZ		BZ	
881-890		881-890	
CA		CA	
891-900		891-900	
CB		CB	
901-910		901-910	
CC		CC	
911-920		911-920	
CD		CD	
921-930		921-930	
CE		CE	
931-940		931-940	
CF		CF	
941-950		941-950	
CG		CG	
951-960		951-960	
CH		CH	
961-970		961-970	
CI		CI	
971-980		971-980	
CJ		CJ	
981-990		981-990	
CK		CK	
991-1000		991-1000	
CL		CL	
1001-1010		1001-1010	
CM		CM	
1011-1020		1011-1020	
CN		CN	
1021-1030		1021-1030	
CO		CO	
1031-1040		1031-1040	
CP		CP	
1041-1050		1041-1050	
CQ		CQ	
1051-1060		1051-1060	
CR		CR	
1061-1070		1061-1070	
CS		CS	
1071-1080		1071-1080	
CT		CT	
1081-1090		1081-1090	
CU		CU	
1091-1100		1091-1100	
CV		CV	
1101-1110		1101-1110	
CW		CW	

£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.

LANDING

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 point.

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.

This property is an Affordable product with a discount which remains in perpetuity. Any 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 communal areas.

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 Surveys).