



25 Willow Walk
Lea, Ross-On-Wye HR9 7WE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £299,995

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*****VIRTUAL TOUR AVAILABLE*** A BRIGHT AND SPACIOUS THREE BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY constructed in 2021 by renowned local developers KW BELLS, LOCATED WITHIN A SMALL SOUGHT AFTER DEVELOPMENT situated on the edge of the village of Lea on the south Herefordshire border, with OFF ROAD PARKING FOR TWO VEHICLES, an ENCLOSED WEST-FACING GARDEN and REMAINDER OF THE 10 YEAR NHBC GUARANTEE.**

This IDEAL FAMILY HOME offers a COSY LIVING ROOM, FULLY FITTED KITCHEN/DINER with BUILT IN APPLIANCES and a DOWNSTAIRS W.C with MASTER EN-SUITE BEDROOM, TWO FURTHER GOOD SIZE BEDROOMS and FAMILY BATHROOM on the first floor.

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.



A front aspect composite door with canopy porch leads into;

ENTRANCE HALL

A welcoming space with a radiator, hardwood flooring, stairs lead to the first floor, doors lead off to the convenient downstairs w.c, living room and kitchen/diner.

W.C

2'11 x 5'11 (0.89m x 1.80m)

Comprising a close coupled w.c, pedestal washbasin with tiled splash-backs, tiled flooring, radiator and obscured front aspect window.

LIVING ROOM

10'5 x 15'1 (3.18m x 4.60m)

A bright and cosy space with radiators, tv point and a front aspect window.

KITCHEN/DINER

17'5 x 10'7 (5.31m x 3.23m)

Comprising a range of fully fitted wall and base level units with laminate worktops with tiled splash-backs and an inset 1.5 bowl stainless steel sink unit with drainer. Built in appliances include an electric oven, gas hob with extractor hood above and a dishwasher. There is space and plumbing for a washing machine and fridge/freezer. Additionally there is a useful under-stairs storage cupboard, tiled flooring, radiator, rear aspect window and French doors leading out to the rear garden.

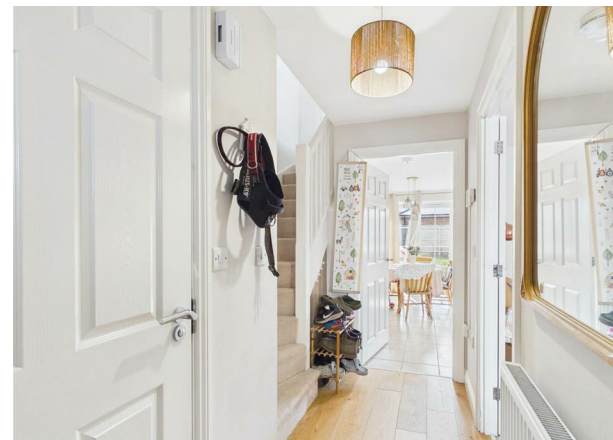
LANDING

Loft access to insulated loft space, doors lead off to the three bedrooms and family bathroom.

BEDROOM ONE

14'1 x 11'0 (4.29m x 3.35m)

A great size master bedroom with built-in airing cupboard housing the lpg gas fired combi boiler, radiator and a front aspect window having partial views of fields, a door leads into;





EN-SUITE

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

Comprising a mains fed shower cubicle with decorative tiled surround, close coupled w.c, and a pedestal washbasin with tiled splashbacks, heated ladder towel rail, tiled flooring and an obscured front aspect window.

BEDROOM TWO

10'2 x 8'1 (3.10m x 2.46m)

A double room with a radiator and a rear aspect window.

BEDROOM THREE

6'11 x 10'5 (2.11m x 3.18m)

Radiator, rear aspect window.

FAMILY BATHROOM

6'0 x 6'5 (1.83m x 1.96m)

Comprising a modern white three piece suite including a panelled bath with mains fed shower over and decorative tiled splash-backs, close coupled w.c and pedestal washbasin. There is a heated ladder towel rail, tiled flooring and an obscured side aspect window.

PARKING

There is driveway parking for two vehicles in front of the property.

OUTSIDE

The block paved driveway is situated in front of the property and is bordered by planted shrubs, outside tap, a gated side path leads to the rear garden. The enclosed west-facing rear garden is a real sun-trap and is laid predominately to lawn with a patio seating area ideal for relaxing and entertaining. There is also a useful shed.

AGENTS NOTE

Charges for the maintenance of the green spaces at £150 per annum, payable in January.

DIRECTIONS

From Ross on Wye, follow the A40 in the direction of Gloucester passing through the village of Weston Under Penyard and into the village of Lea. Continue to the centre of the village, then turn left at the crossroads signposted Newent & Aston Ingham. Take the 5th right turn into Willow Walk and follow the road to the left, the property can then be found on the right.



SERVICES

Mains water, electricity, drainage. LPG.

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 Authority

LOCAL AUTHORITY

Council Tax Band: C

Herefordshire Council, Plough Lane, Hereford HR4 0LE

TENURE

Freehold

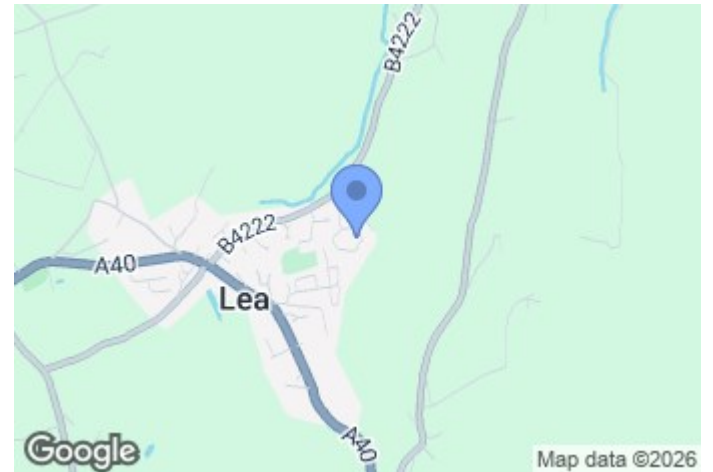
VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)







Floor 0



Floor 1



Approximate total area⁽¹⁾
857 ft²

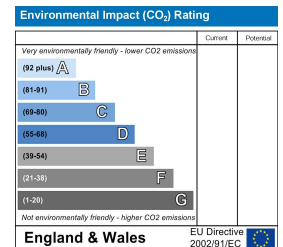
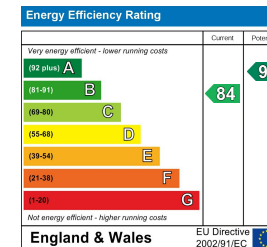
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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