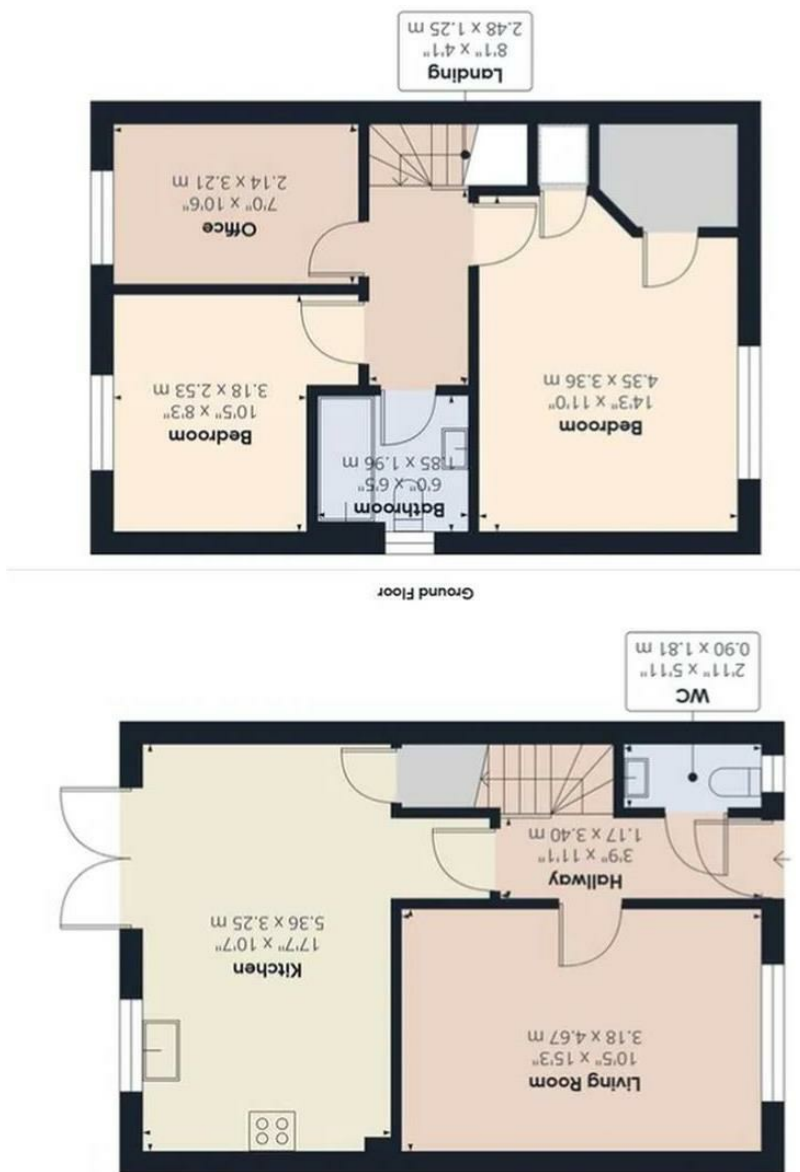
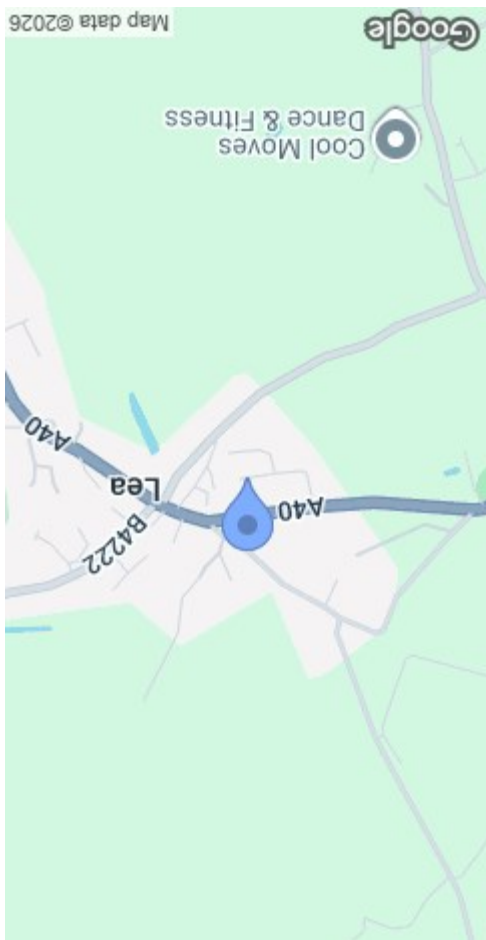




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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



15 Squires Meadow
 Lea, Ross-On-Wye HR9 7WA

Guide Price £297,500

CONSTRUCTED IN 2018 is this SPACIOUS and VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, EN-SUITE TO MASTER BEDROOM, LOW MAINTENANCE GARDENS, OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION with PLEASANT VIEWS.

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.



Access via composite double glazed door into:

ENTRANCE HALL

Laminate flooring, turning staircase leading off, thermostat control, single radiator.

CLOAKROOM

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

Low-level WC, wash hand basin with mixer tap, tiled splashbacks, tiled floor, single radiator, extractor fan, front aspect frosted window.

LOUNGE

15'4 x 10'5 (4.67m x 3.18m)

Wood laminate flooring, TV point, two radiators, front aspect window.

KITCHEN / DINER

17'6 x 10'6 (5.33m x 3.20m)

The kitchen comprises of a range of base and wall mounted units, laminated worktops and tiled splash backs, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with four ring gas hob and extractor fan over, plumbing for washing machine, space for freestanding fridge-freezer, tiled flooring, double radiator, TV point, door to understairs cupboard housing the tumble dryer, inset spotlighting, rear aspect window, double opening French doors to the gardens.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Access to roof space.

MASTER BEDROOM

14'4 x 11'88 (4.37m x 3.35m)

Fitted air conditioning unit, single radiator, thermostat control, door to airing cupboard, housing the Worcester gas-fired combi boiler with storage space, front aspect window. Door to:

EN-SUITE

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

Corner shower cubicle with inset shower system and tiled splash backs, WC, wash hand basin, mixer tap, tiled floor, chrome heated towel rail, spotlighting, extractor fan, front aspect frosted window.

BEDROOM 2

10'5 narrowing to 8'3 x 10'4 (3.18m narrowing to 2.51m x 3.15m)

Single radiator, rear aspect window.

BEDROOM 3

10'5 x 7'0 (3.18m x 2.13m)

Single radiator, rear aspect window.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

Panelled bath with mixer tap, inset shower system over, WC, wash hand basin, mixer tap, tiled flooring and splash backs, chrome heated towel rail, spotlighting, extractor fan, shaver point, side aspect frosted window.

OUTSIDE

To the front, a plot paved driveway provides off road parking for two vehicles, with front planted borders, picket fencing surround. A pedestrian side access, via gate and pathway, leads to the back gardens which have been designed for low maintenance with large patio seating area, outside water tap, lighting, astro-turf lawn, decked seating area, gravelled and wood chipped borders, all enclosed by wood panel fencing, offering pleasant far reaching views.

AGENT'S NOTE

£60 per annum payable to cover maintenance of the communal areas.

SERVICES

Mains water, drainage, electricity and gas.

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: 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 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.