



## Nourse Place

Mitcheldean, GL17 0JU

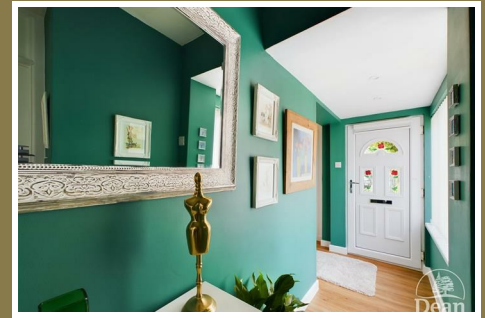
Asking Price £325,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* VIEWING IS A MUST \*\*\*

Main photo shows rear view.

Dean Estate agents are pleased to offer for sale this extremely well presented and maintained property. The property has a light and airy lounge with wood burning stove, utility/cloakroom, separate dining room with twin doors to the garden, a high gloss white kitchen with integrated appliances, 3 bedrooms and white family bathroom. Beautiful maintained gardens to the rear with patio adjacent to the house which is a real sun trap and views of the hillside in the background. There are 3 sheds and a greenhouse, a Cotswold stone drying area, gas heating, double glazing and garage en-bloc.



#### Entrance Hallway :

6'7" x 6'11" (2.01 x 2.12)

Entered via UPVC door, double glazed window to side aspect, luxury vinyl tile flooring, storage cupboard, radiator, stairs to first floor landing.

#### Lounge :

15'6" x 11'9" (4.74 x 3.60)

Double glazed window to front aspect, wood burning stove, radiator.

#### Utility / Cloakroom :

5'10" x 5'5" (1.79 x 1.66)

Plumbing for washing machine, space for tumble dryer, vanity wash hand basin, low level WC, double glazed windows to side and rear aspects, luxury vinyl tile flooring, extractor fan, radiator.

#### Kitchen :

10'10" x 15'9" (3.31 x 4.81)

High gloss white wall and base cabinets, Stoves electric cooker, extractor hood, integrated dishwasher, microwave, American style fridge freezer, 1.5 bowl sink unit, pull out rack, corner carousel, granite worktops and splash backs,

breakfast bar, walk in cupboard, luxury vinyl tile flooring, twin paneled radiator, double glazed patio doors to side aspect.

#### Dining Room :

11'9" x 7'9" (3.60 x 2.37)

Double glazed patio doors to rear aspect over looking the garden, radiator.

#### First Floor Landing :

8'1" x 5'9" (2.48 x 1.77)

Cupboard with gas boiler, access to loft space, double glazed window to side aspect.

#### Bedroom 1 :

14'8" x 8'5" (4.49 x 2.58)

Double glazed window to front aspect, radiator.

#### Bedroom 2 :

11'2" x 8'2" (3.41 x 2.50)

Built in wardrobes with sliding mirrored doors, double glazed window to rear aspect, radiator.

#### Bedroom 3 :

11'10" x 6'5" (3.62 x 1.96)

Built in over stairs cupboard, double glazed window to front aspect, radiator.

## Bathroom :

5'6" x 6'7" (1.69 x 2.03)

Bath with shower over, low level WC in combined unit with wash hand basin, part tiled walls, vinyl flooring, double glazed window to rear aspect, radiator.

## Outside :

Front - Open plan south west facing garden with pedestrian access to the rear on both sides. Single garage plus off road parking for two vehicles. LED security lighting to front and

side of property.

Rear - Patio, water pond, lawned garden, stepping stones, green house, 3 garden sheds, views of the countryside, raised gravel area with washing line, outside water tap and electric power point.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

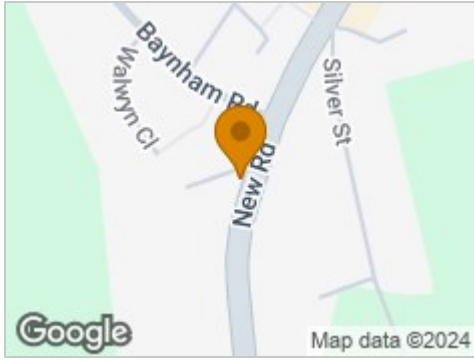
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

## Road Map



## Hybrid Map



## Terrain Map



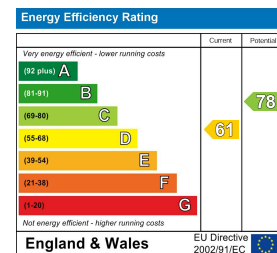
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.