



Hill View Townsend

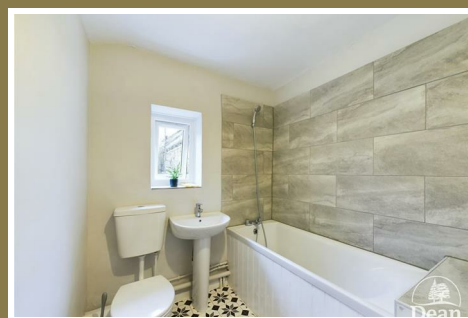
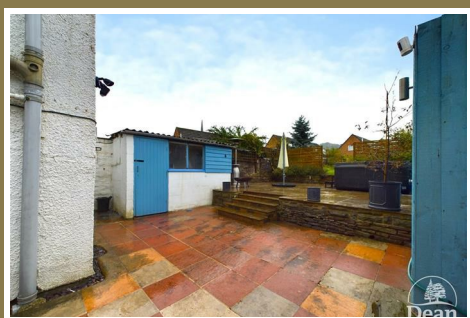
Mitcheldean, GL17 0BA

£225,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present this beautiful 2 bedroom property situated in the village of Mitcheldean. This property benefits from a modern kitchen, spacious dining room, living room with a wood burner, two double bedrooms and a brand new bathroom. This property also comprises a large, flat enclosed garden with an outbuilding with power and lighting. We encourage booking viewings as soon as possible!!

Mitcheldean is a thriving community in the Forest of Dean filled with history. You will find many local amenities here such as convenience stores, cafes, Ladies football club, doctors surgery, a fantastic secondary school and much more! You are approximately 12 miles away from Gloucester which has fantastic transport links to the country and access to the M5.



Enter via a Upvc front door into:

Entrance Hallway:

11'0" x 3'3" (3.37 x 1.00)

Power and lighting, leads into kitchen.

Kitchen:

8'5" x 13'5" (2.58 x 4.11)

A range of eye level and base units with shelving above. This kitchen comprises of an integrated fridge and freezer, induction hob and electric oven, space for a washer drier, boiler, power and lighting. There are two double glazed Upvc windows to the rear aspect, Upvc double glazed door to rear garden and a loft hatch. Arch way to the stairs and dining room.

Dining Room:

11'1" x 11'9" (3.40 x 3.60)

Double panelled radiator, Upvc double glazed window to rear aspect, power and lighting, storage under the stairs. Arch way to the lounge.

Living Room:

11'0" x 12'3" (3.37 x 3.75)

Double glazed Upvc window to front aspect, wood burner, double panelled radiator, TV point and Sky dish, power and lighting.

First Floor Landing:

3'5" x 4'1" (1.06 x 1.26)

Doors to bedrooms and bathroom, lighting, loft hatch.

Bedroom One:

11'0" x 12'0" (3.37 x 3.68)

Upvc double glazed window to front aspect, feature fireplace, power and lighting.

Bedroom Two:

7'3" x 12'0" (2.21 x 3.66)

Double panelled Upvc window to rear aspect, power and lighting, double panelled radiator, folding door.

Bathroom:

6'3" x 7'5" (1.93 x 2.28)

New bathroom September 2024. Bath with shower head above, WC, hand wash basin, double glazed Upvc window.

Outside:

As you approach the garden you are met with a patio area perfect for a table and chairs, there is also access to the outbuilding. Up a few steps there is another patio area with outside power sockets perfect for a hot tub. Up again you will find a flat laid-to lawn garden surrounded by mature shrubs, stepping stones up to the top of the garden.

Outbuilding:

10'2" x 5'5" (3.10 x 1.67)

Power and lighting, two single glazed windows.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



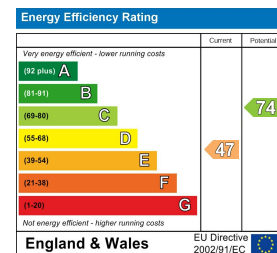
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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