



**FREEHOLD**

**£275,000**



## **BANK HOUSE, THE STENDERS, MITCHELDEAN, GLOUCESTERSHIRE, GL17 0JE**

- DETACHED COTTAGE
- GAS CENTRAL HEATING
- OPEN PLAN LIVING
- LOUNGE/POTENTIAL BEDROOM THREE
- OFF ROAD PARKING
- TWO BEDROOMS
- DOUBLE GLAZING
- BIFOLD DOORS
- GARDENS

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

# BANK HOUSE, THE STENDERS, MITCHELDEAN, GLOUCESTERSHIRE, GL17 0JE

**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, AN IMMACULATLY PRESENTED AND WELL MAINTAINED TWO BEDROOMED , DELIGHTFUL COTTAGE IN THE SOUGHT AFTER VILLAGE OF MITCHELDEAN.**

The popular Village of Mitcheldean offers a range of amenities to include post office/general store, public house, library, primary school, the renowned Dene Magna secondary school and doctors surgery. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 10 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

**Hall:** Radiator.

**Lounge:** 12' 6" x 9' 0" (3.81m x 2.74m), Display fireplace, window to front, under-stairs storage, radiator.

**Kitchen/Living Room:** 26' 6" x 14' 6" (8.07m x 4.42m) x 9' 2" (2.79m), "L" shaped, Living area has radiator, fireplace, bifold doors to garden. Kitchen area has Shaker style units with oak worktops, Belfast sink, under unit lights, gas fired five ring hob, fitted oven, plumbing for automatic washing machine, fitted dishwasher, wine cooler, breakfast bar.



**Luxury Bathroom:** 9' 6" x 8' 6" (2.89m x 2.59m), Tiling to floor and walls, shower cubicle, window, W.C., wash hand basin, freestanding bath, extractor, downlighters, tower rail radiator.

**Bedroom One:** 13' 6" x 11' 0" (4.11m x 3.35m), Radiator, window to front with views, built-in wardrobes.

**Bedroom Two:** 13' 6" x 10' 0" (4.11m x 3.05m), Radiator, window to rear, built-in wardrobes.

**Outside:** There is a large patio with steps up to lawned area with raised beds and garden shed, There is rear access with parking for two vehicles.





**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

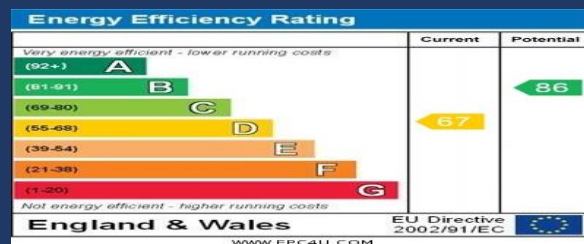
**01594 823033**

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Metroplan ©2004



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**