



FREEHOLD

£135,000



**90 EASTERN AVENUE, MITCHELDEAN, GLOUCESTERSHIRE, GL17
0DG**

- TWO BEDROOMS
- KITCHEN/DINER
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- LOUNGE
- BATHROOM
- IN NEED OF RENOVATION
- POPULAR LOCATION

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS TWO BEDROOM SEMI-DETACHED PROPERTY IN NEED OF RENOVATION IN THE MUCH SOUGHT AFTER TOWN OF MITCHELDEAN. THE PROPERTY BENEFITS FROM A LARGE ENCLOSED REAR GARDEN AND HAS THE POTENTIAL TO BE EXTENDED SUBJECT TO PLANNING CONSENT.

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, stairs to first floor, window, door to -

Lounge: 13' 8" x 13' 4" (4.17m x 4.06m), Feature fireplace with gas fire inset, radiator, window to front, door to -

Kitchen/Diner: 21' 8" x 8' 2" (6.6m x 2.49m), Fitted at wall and base level providing worktop and storage space, sink unit, tiled splash-backs space for cooker, washing machine and fridge/freezer, wall mounted gas boiler providing central heating and domestic hot water, two radiators, under-stairs storage cupboard, windows to front and rear, door to garden.



Landing: Access to loft, radiator, window to side.

Bedroom One: 14' 8" x 9' 4" (4.47m x 2.84m), Built-in wardrobes, over-stairs storage cupboard, radiator, window to front with views.

Bedroom Two: Built-in wardrobes, airing cupboard, radiator, window to rear.

Bathroom: 8' 0" x 5' 6" (2.44m x 1.68m), Three piece suite comprising bath, low level W.C., pedestal wash hand basin, radiator, windows to side and rear.



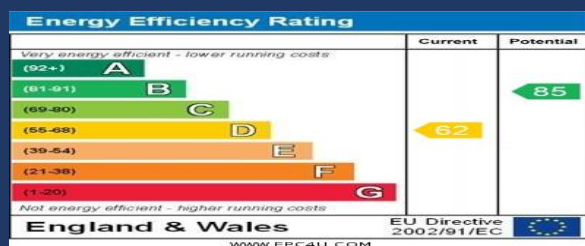
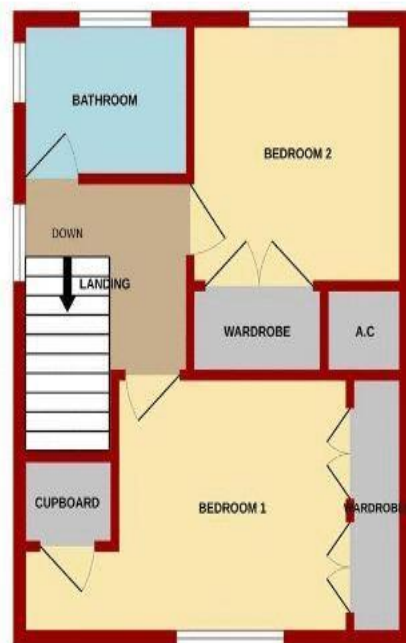
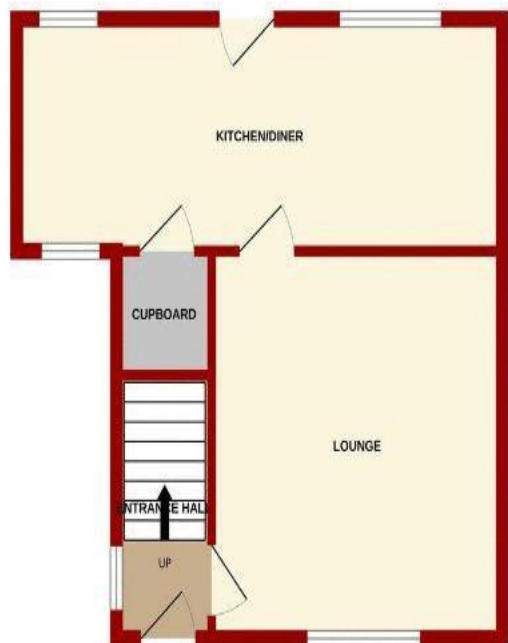
Outside: To the front is a large garden with path leading to front door. There is a large rear garden made private by fenced boundaries.

Services: All mains services are 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



PASSIONATE
ABOUT
Property
SINCE 1982