



**14 Ross Road**  
**Mitcheldean GL17 0EQ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Offers Over £228,000

Offered With No Onward Chain, This Well-Presented, Extended Three-Bedroom Semi-Detached Property Provides A Fantastic Opportunity To Live In The Highly Sought-After Town Of Mitcheldean. The Property Is Ideally Located Opposite Open Fields And Features An Enclosed West-Facing Courtyard Garden, A Single En-Bloc Garage, And Gas-Fired Central Heating, Making It An Ideal Home For Those Seeking Comfort, Privacy, And Easy Access To Local Amenities.

The Accommodation Includes An Entrance Hall, Lounge, And Kitchen/Diner On The Ground Floor, With Three Bedrooms And A Bathroom On The First Floor.

Mitcheldean Is A Small Town Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated In The Northern Part Of The Forest Of Dean, Approximately 8 Miles (13 Kilometres) West Of The City Of Gloucester.

Mitcheldean Is Known For Its Historic Charm And Its Location Within The Beautiful Countryside Of The Forest Of Dean. The Town Has A Rich History, And Evidence Of Its Past Can Be Seen In The Architecture Of Its Buildings. The 13th-Century Church Of St. Michael And All Angels, For Example, Is A Notable Landmark In Mitcheldean.

The Town Features A Range Of Amenities To Serve Its Residents. These Include Local Shops, Pubs, A Primary School, The Ofsted Outstanding Secondary School Dene Magna, A Library, And A Community Centre. The Town Hosts Various Events Throughout The Year, Including Festivals And Markets.

Mitcheldean Is Also A Gateway To The Natural Wonders Of The Forest Of Dean. The Area Offers Opportunities For Outdoor Activities Such As Walking, Cycling, And Exploring The Woodland Trails. Nearby Attractions Like The Clearwell Caves And Puzzlewood Add To The Charm Of The Region.







Partly glazed upvc door into;

### **ENTRANCE HALL**

Radiator, power point, stairs to first floor landing, door into;

### **LOUNGE**

12'04 x 12'00 (3.76m x 3.66m)

Feature stone built fireplace with living flame gas fire and stone built T.V unit, understairs storage cupboard, power points, tv point, radiator, window to front aspect overlooking fields, sliding door into;

### **KITCHEN/DINER**

15'11 x 15'04 max (4.85m x 4.67m max)

L shaped room with a modern kitchen comprising a range of wall and base level units with rolled edge laminate worktops, fitted Bosch appliances include electric double oven with warming draw, fridge/freezer, freezer and washing machine. Inset one and a half bowl stainless steel sink and drainer, five rang gas hob with extraction hood over, power points, tv point, phone point, radiators, tiled floor, window to rear aspect overlooking the courtyard garden and partly obscured upvc door leading out to the garden.

### **LANDING**

Loft hatch to useful insulated loft space, airing cupboard, power point, window to side aspect, doors to Bedrooms One, Two and Three and Bathroom.

### **BEDROOM ONE**

12'00 x 7'09 (3.66m x 2.36m)

Built in wardrobes, power points, radiator, window to front aspect overlooking fields.

### **BEDROOM TWO**

8'05 x 7'10 (2.57m x 2.39m)

Built in wardrobe, power points, radiator, window to rear aspect with a view up the hill towards woodland.

### **BEDROOM THREE**

9'00 x 7'05 (2.74m x 2.26m)

Power points, radiator, window to front aspect overlooking fields.

### **BATHROOM**

7'05 x 7'01 (2.26m x 2.16m)

Modern suite to include bath with electric shower, low level w.c and vanity handbasin, fitted cupboards, tiled floor, obscured window to rear aspect.

### **OUTSIDE**

To the front of the property steps and a path lead up to the front entrance and low maintenance gravelled front garden. A gate provides side access leading to the rear garden.

The rear west-facing courtyard garden is enclosed by a

walling surround with a further gate providing access from the rear and is partly laid to patio making for an ideal low maintenance seating area. Located to the rear of the property is an en-bloc single garage accessed via an up and over door with space to park one vehicle in front.

### **DIRECTIONS**

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road where the property can be found after a short distance on the left hand side.

### **SERVICES**

Mains water, electricity, drainage and gas.

### **WATER RATES**

Severn Trent Water Authority. Rate TBC

### **LOCAL AUTHORITY**

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### **TENURE**

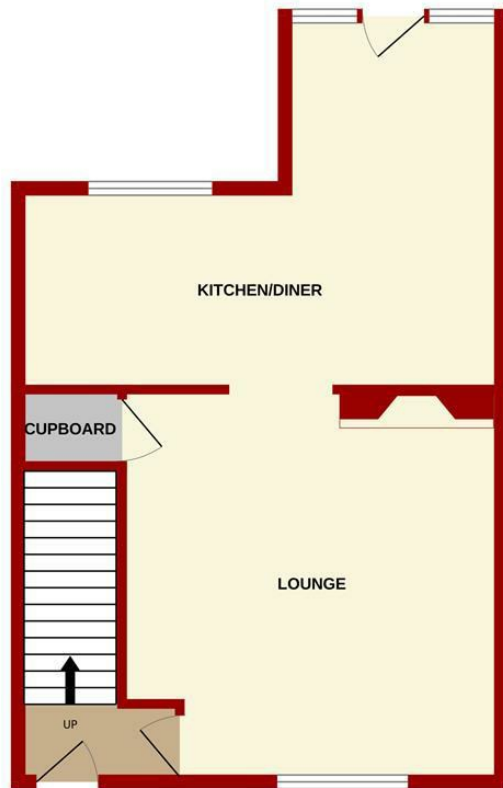
Freehold

### **VIEWING**

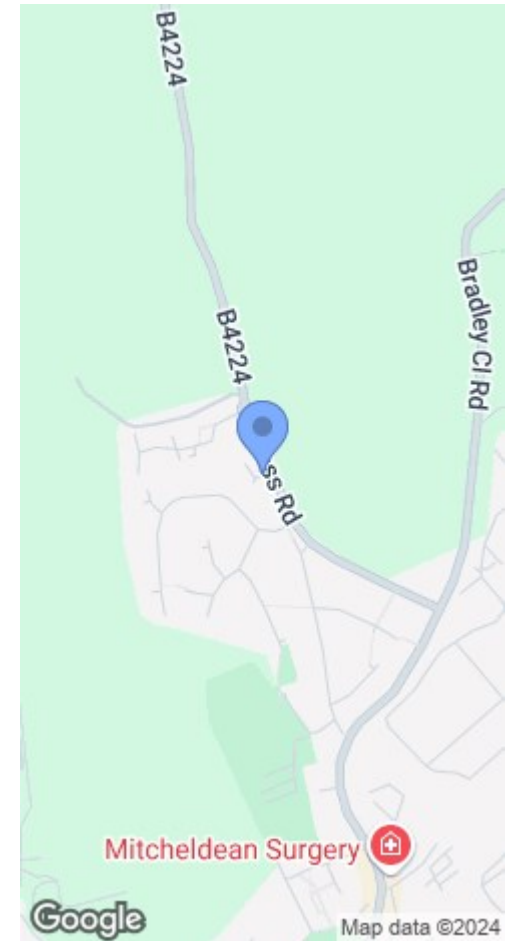
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80	England & Wales		EU Directive 2002/91/EC	62

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.



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