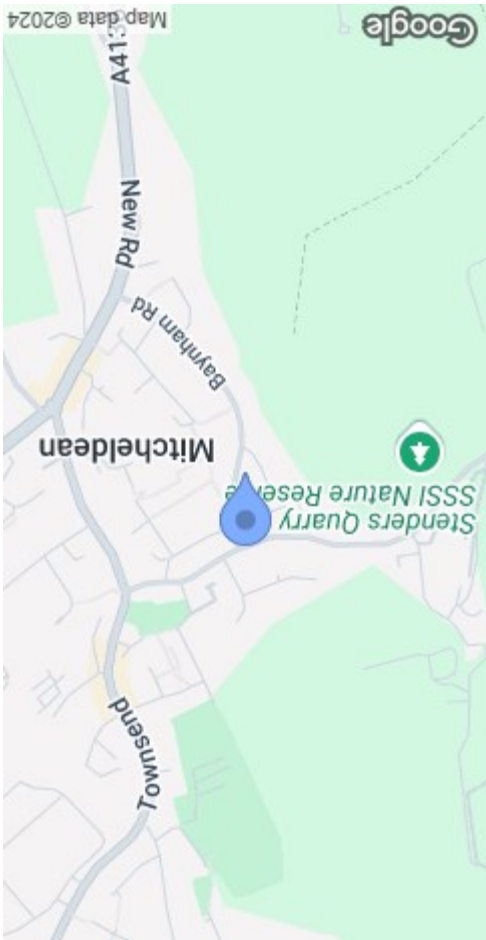


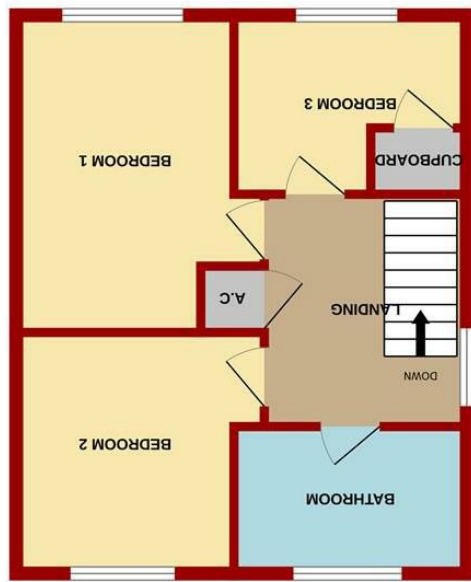


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-47 C: 48-59 D: 60-71 E: 72-83 F: 84-95 G: 96-107



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 errors or mis-statement. This data 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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1ST FLOOR



GROUND FLOOR



13 Baynham Road  
 Mitcheldean GL17 0JR



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Guide Price £250,000

We Are Delighted To Be Able To Offer For Sale This Rarely Available And Well Presented Three Bedroom Detached Property Located In Sought After Baynham Road In The Small Town Of Mitcheldean Enjoying Views Over The Town Towards Countryside. The Property Benefits From Entrance Hall, W.C, Open Plan Lounge/Diner/Kitchen And Conservatory On The Ground Floor, With Three Bedrooms And A Bathroom On The First Floor. Further Benefits Include Off-Road Parking, Single Garage, New Guttering & Fascias in 2023, New Fencing, Enclosed West-Facing Rear Garden, Double Glazing And Gas-Fired Central Heating.

The Property Is Situated Within A Short Walk Of The Local Shops And Amenities, Play Park And Community Hall As Well As The Nearby Primary School And 'Outstanding' Rated Secondary School, Dene Magna. Countryside Walks Can Also Be Enjoyed Nearby, Meaning This Wonderful Home Has Something For The Whole Family.

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.



Side aspect partly glazed upvc door leads into;

### ENTRANCE HALL

Radiator, laminate wood flooring, useful storage cupboard, stairs lead to the first floor landing, doors lead into the lounge/diner/kitchen and cloakroom.

### CLOAKROOM

Low level w.c, wall mounted hand basin, recently fitted wall mounted gas-fired combi boiler, obscured window to front aspect.

### OPEN PLAN LOUNGE/DINING/KITCHEN

23'07 x 19'01 to 12'03 (7.19m x 5.82m to 3.73m)

A light and spacious open plan space with Tv point, phone point, radiators, window to front aspect providing elevated views towards countryside. sliding doors lead into the conservatory.

The kitchen comprises modern eye and base level units with quartz effect worktops and inset sink and drainer, built in appliances include an electric oven with induction hob and extractor hood over and a dishwasher. Space for an American style fridge/freezer and tumble dryer, window to rear aspect overlooking the garden and part obscured glazed upvc door to side aspect.

### CONSERVATORY

10'10 x 9'07 (3.30m x 2.92m)

Of upvc and double glazed construction, radiator, double French doors lead out to the garden.

### LANDING

Loft hatch to loft space, airing cupboard, window to side aspect, doors lead into the three bedrooms and the bathroom.

### BEDROOM ONE

10'05 x 11'10 (3.18m x 3.61m)

Exposed floor boards, fully fitted cupboards, radiator, window to front aspect with pleasant elevated views towards fields and countryside.

### BEDROOM TWO

10'11 x 10'06 (3.33m x 3.20m)

Exposed floorboards, radiator, window to rear aspect.

### BEDROOM THREE

8'06 x 8'06 (2.59m x 2.59m)

Built in storage cupboard, exposed floorboards, radiator, window to front aspect with pleasant views towards fields and countryside.

### BATHROOM

7'11 5'06 (2.41m 1.68m)

Three piece suite to include a bath with electric shower over, low level w.c, pedestal hand basin, radiator, obscured window to rear aspect.

### OUTSIDE

To the front of the property is the driveway and access to the single garage via an up and over door with power and lighting, as well as the lawned front garden. Steps and a path lead up to the property and the rear garden.

The west facing rear garden comprises areas laid to patio and lawn and is enclosed by a mixture of fencing and walling. A back gate leads onto the path behind the house.

New guttering and fascias were installed in 2023. A new fence was erected September 2024.

### DIRECTIONS

From the Mitcheldean office, proceed up the Stenders Road in the

direction of Drybrook. Take the second turning left in to Baynham Road and the property can be found after a short distance on the right hand side.

### SERVICES

Mains water and drainage, mains electricity and gas. Fibre broadband.

### WATER RATES

Severn Trent Water Authority. Rate TBC

### LOCAL AUTHORITY

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

### TENURE

Freehold

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### 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.

### MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)