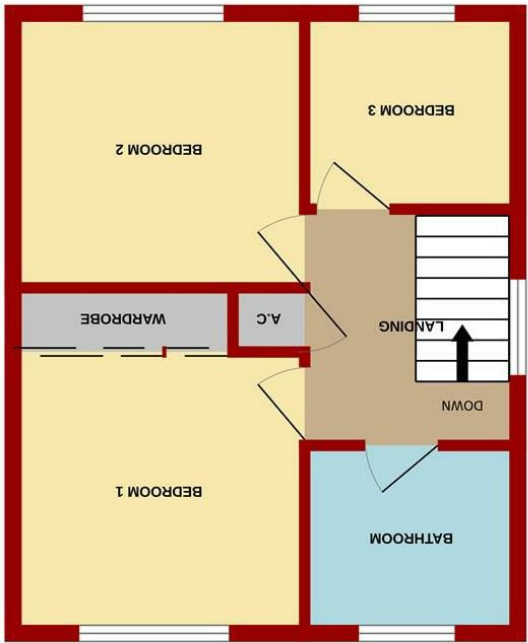


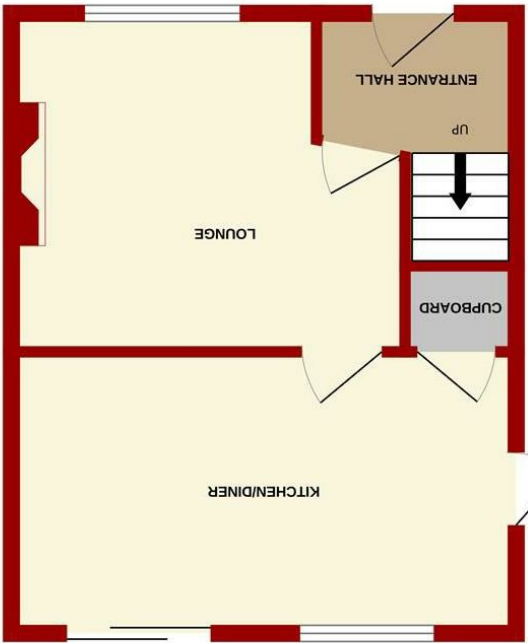
MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Very energy efficient - low running costs		A	A
Energy efficient - low running costs		B	B
Decent energy efficiency - average running costs		C	C
Average energy efficiency - above average running costs		D	D
Below average energy efficiency - high running costs		E	E
Poor energy efficiency - very high running costs		F	F
Very poor energy efficiency - extremely high running costs		G	G
EU Directive 2002/91/EC		68	84
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - low CO <sub>2</sub> emissions		A	A
Energy efficient - low CO <sub>2</sub> emissions		B	B
Decent energy efficiency - average CO <sub>2</sub> emissions		C	C
Average energy efficiency - above average CO <sub>2</sub> emissions		D	D
Below average energy efficiency - high CO <sub>2</sub> emissions		E	E
Poor energy efficiency - very high CO <sub>2</sub> emissions		F	F
Very poor energy efficiency - extremely high CO <sub>2</sub> emissions		G	G
EU Directive 2002/91/EC			
England & Wales			

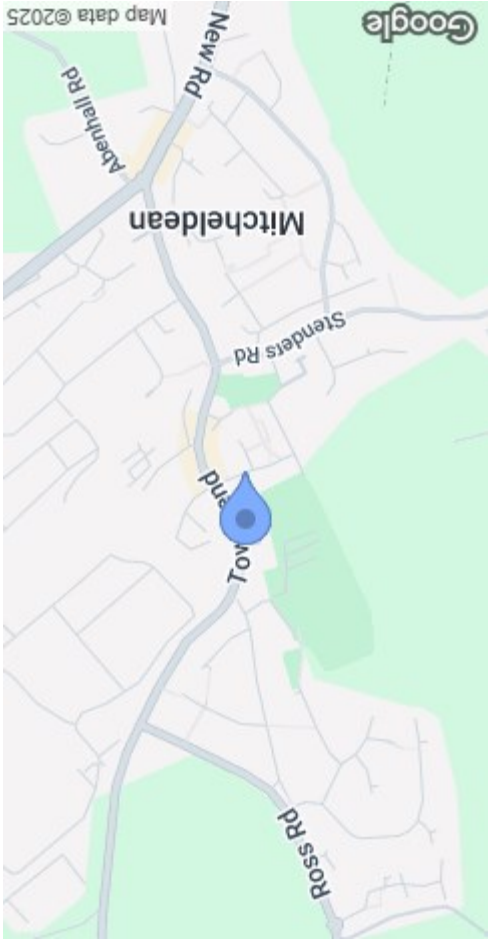
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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1ST FLOOR



GROUND FLOOR



Guide Price £200,000

OFFERED WITH NO ONWARD CHAIN and LOCATED IN A HIGHLY SOUGHT-AFTER VILLAGE SETTING, we are pleased to present this THREE-BEDROOM SEMI-DETACHED HOUSE. While IN NEED OF UPDATING AND REFURBISHMENT, this property offers an EXCITING OPPORTUNITY FOR IMPROVEMENT. The ground floor comprises a SPACIOUS LOUNGE and a KITCHEN/DINER, while the first floor features THREE BEDROOMS and a BATHROOM. To the rear, you'll find an ENCLOSED WEST-FACING GARDEN with GATED REAR ACCESS, offering potential (subject to relevant planning permissions) to create off-road parking.

Churchill way is a POPULAR LOCATION FOR BUYERS NEEDING TO BE SITUATED WITHIN A SHORT WALK OF THE LOCAL SHOPS, DOCTOR'S SURGERY, PHARMACY AND OTHER FACILITIES. NEARBY BUS STOPS also provide EASY ACCESS TO LOCAL TOWNS AND VILLAGES around the Forest of Dean as well as to Ross and Gloucester.

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.



A front aspect part glazed door leads into;

ENTRANCE HALL

Radiator, thermostat heating controls, stairs to the first floor landing, door leads into the Lounge.

LOUNGE

14'04 x 11'09 (4.37m x 3.58m)

Feature brick built fireplace with a gas fire on a stone hearth, tv point, radiator, window to the front aspect overlooking the adjacent green space, door leads into the Kitchen/Diner.

KITCHEN/DINER

17'04 x 9'09 (5.28m x 2.97m)

Comprising a range of fitted units with laminate worktops, tiled splashbacks and an inset sink with drainer. Kitchen island with tiled counter top. Integral appliances include a washer/dryer, dishwasher and fridge/freezer. Electric cooker with hob. Cupboard housing the gas-fired boiler, radiator, window and patio doors to rear aspect leading out to the garden. Side aspect door also leads to the garden.

LANDING

Airing cupboard housing the hot water immersion tank, loft hatch to loft space, side aspect window, doors lead into the three bedrooms and bathroom.

BEDROOM ONE

11'08 x 10'01 (3.56m x 3.07m)

Built in mirrored triple wardrobes, radiator, window to rear aspect with pleasant hillside views.

BEDROOM TWO

10'01 x 9'00 (3.07m x 2.74m)

Radiator, window to front aspect overlooking the adjacent green space.

BEDROOM THREE

8'02 x 7'03 (2.49m x 2.21m)

Radiator, window to front aspect overlooking the adjacent green space.

BATHROOM

7'00 x 5'05 (2.13m x 1.65m)

Bath with electric shower over, low level w.c, fitted sink unit with shelving, radiator, part tiled walls, obscured window to rear aspect.

OUTSIDE

The property has a small front courtyard garden with a path leading to the front door as well as gated side access to the rear garden. There is a pleasant open green space opposite the property for residents to enjoy.

AGENTS NOTE

29 Churchill Way is of Steel Frame Construction however we believe the property is mortgageable. We advise any interested parties to make their own enquiries.

SERVICES

Mains electricity, gas, water and drainage.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

TENURE

Freehold

DIRECTIONS

From the Mitcheldean Office, proceed down through the village centre, turning left into Churchill Way where the property can be found on the left hand side at the end of the road.

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)