



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 2 Old George Cottages Star Pitch Mitcheldean GL17 0BP



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IDEAL INVESTMENT OPPORTUNITY - Charming Little One-Bedroom Cottage that would make a Perfect Rental Property or Holiday Let with a little work and vision. Conveniently Located In A Tucked Away Setting Close To The Village Centre And Being Offered With No Onward Chain. Comprising A Front Porch/Conservatory And An Open Plan Kitchen/Living Room With Open Fireplace Downstairs, And A Double Bedroom And Bathroom Upstairs.

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.

To the front of the property is a small patio area, leads to a double glazed upvc door into;

## FRONT PORCH/SUNROOM 10'11 x 4'10 (3.33m x 1.47m)

Of upvc construction with exposed stone walls, lighting, part glazed wooden door into;

## OPEN PLAN KITCHEN/LIVING ROOM 17'00 x 12'09 max (5.18m x 3.89m max)

In the centre of the room is a open fireplace with with brick hearth and surround, power points, tv point, phone point, night storage heater, hardwood flooring, open tread staircase to first floor and window to front aspect.

The kitchen comprises wall and base mounted units with a rolled edge worktop, inset stainless steel sink and drainer with mixer tap over, space for a cooker, plumbing for washing machine, space for under counter fridge and freezer, window to rear aspect.

## BEDROOM 17'00 x 12'09 max (5.18m x 3.89m max)

Power points, night storage heater, loft hatch to loft space with ladder, boarded out and insulated, windows to front and rear aspects, door into;

## BATHROOM 5'06 x 4'08 (1.68m x 1.42m)

Wooden panel bath with electric shower over, tiled surround, low level wc, wall mounted hand basin with tiled splashbacks, window to front aspect.

## AGENTS NOTE

The property has a right of access through a neighbouring alleyway and footpath.

## SERVICES

Mains electric, water and drainage. Please visit Ofcom mobile & broadband checker to verify availability.

## WATER RATES

Severn Trent Water Authority- TBC

## LOCAL AUTHORITY

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

## TENURE

Freehold

## DIRECTIONS

From the Mitcheldean office, walk approximately 50 meters in the direction of the A4136 where there is an alleyway on the right hand side just past Stars Nook. Follow the path around the back of the houses where the property can be found on the right hand side.

## 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 (with over 20 years experience) 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)



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for your prospective purchase. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given. [www.rics.org](http://www.rics.org)

## 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.