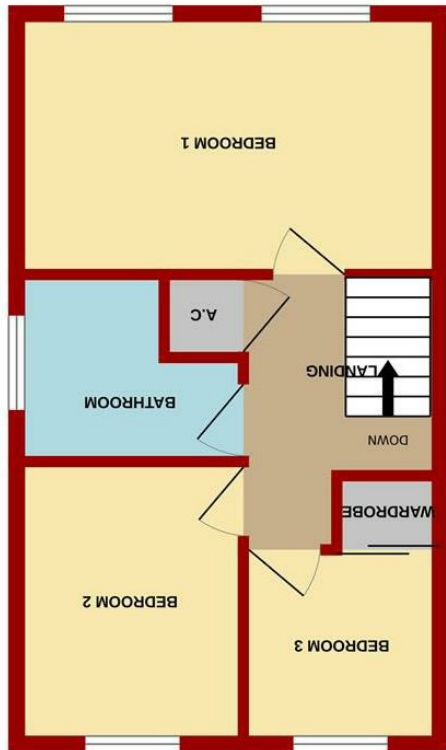
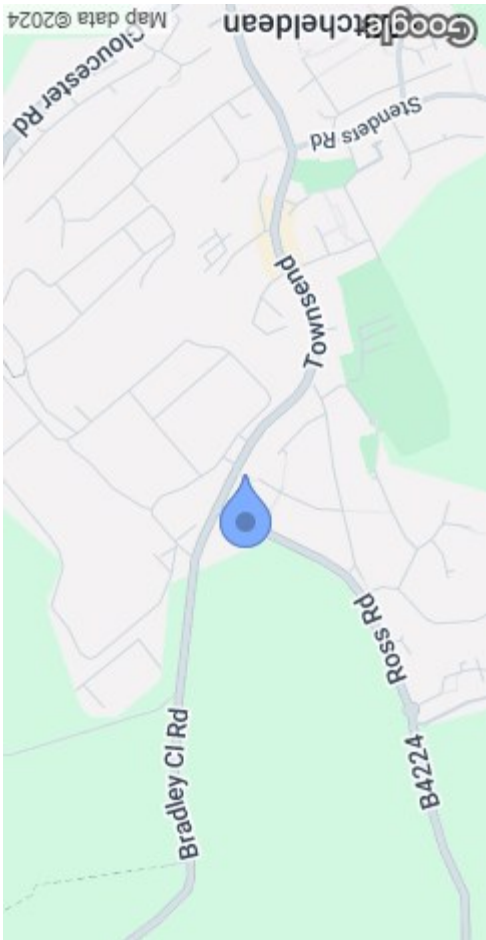




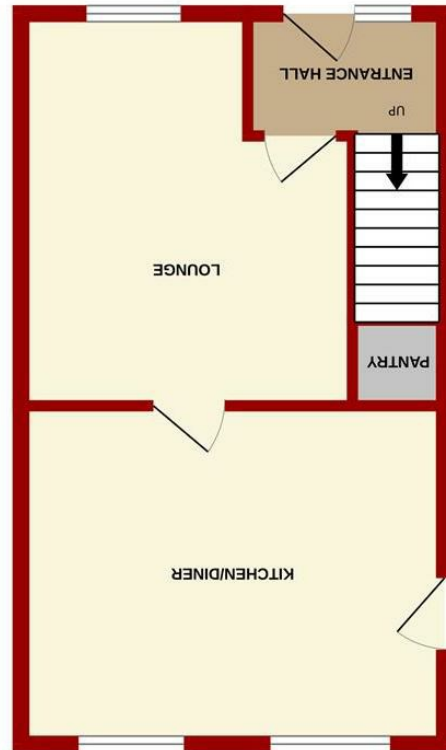
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 48-65 D: 66-83 E: 84-101 F: 102-129 G: 130-152

What every agent has been made to ensure the accuracy of the layout contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error. The agent for illustrative purposes only and should be used as such by any prospective purchaser. The service, appliances and fixtures shown have not been tested and no guarantee as to their quality or efficiency can be given.  
 Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



6 Bradley Court Road  
 Mitcheldean GL17 0SF

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £230,000

An Exciting Opportunity To Acquire A Three Bedroom Detached Property In Need Of Some Modernisation That Would Make For An Ideal Family Home Being Conveniently Located In The Desirable Small Town Of Mitcheldean Close To The Herefordshire Border.

The Property Offers A Spacious Lounge And Kitchen/Diner, Three Bedrooms And A Bathroom As Well As Front And Rear Gardens And A Single Garage. There Is Also Gas-Fired Central Heating And Double Glazing Throughout.

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.



Front aspect door leads into;

### ENTRANCE HALL

Radiator, stairs lead to the first floor, door leading into the lounge.

### LOUNGE

15'08 x 11'07 (4.78m x 3.53m)

Radiators, tv point, front aspect window, door leading into;

### KITCHEN/DINER

14'08 x 11'10 (4.47m x 3.61m)

Range of fitted eye and base level units including sink unit and a breakfast bar, space for free standing cooker, fridge/freezer and washing machine. Understairs pantry, radiators, two rear aspect windows overlooking the garden with views towards the hill. Side aspect door giving access to the garden.

### LANDING

Loft hatch to loft space, airing cupboard housing the gas-fired combi boiler, doors lead into the three bedrooms and bathroom.

### BEDROOM ONE

14'08 x 9'00 (4.47m x 2.74m)

Built in wardrobes, radiator, two front aspect windows.

### BEDROOM TWO

12'00 x 7'10 (3.66m x 2.39m)

Radiator, rear aspect window with view of the hill.

### BEDROOM THREE

9'01 x 6'07 (2.77m x 2.01m)

Built in wardrobe, radiator, rear aspect window with view of the hill.

### BATHROOM

7'09 max x 6'07 (2.36m max x 2.01m)

White suite comprising bath with tiled splash-backs and provisions for an electric shower over, low level w.c., pedestal handbasin with tiled splash-backs, radiator, obscured side aspect window.

### DIRECTIONS

From the Mitcheldean office, proceed down the village onto Bradley Court Road where the property can be found on the left hand side before the Carisbrook Road turning.

### OUTSIDE

The property features front and rear gardens mainly laid to lawn, the single garage is situated to the rear of the property and is accessed via Deansway Road.

### SERVICES

Mains water, drainage, electricity and gas. No internet currently connected to the property. Openreach & Gigaclear in area. Please visit Ofcom mobile & broadband checker to verify availability.

### WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: C  
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.

### 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)