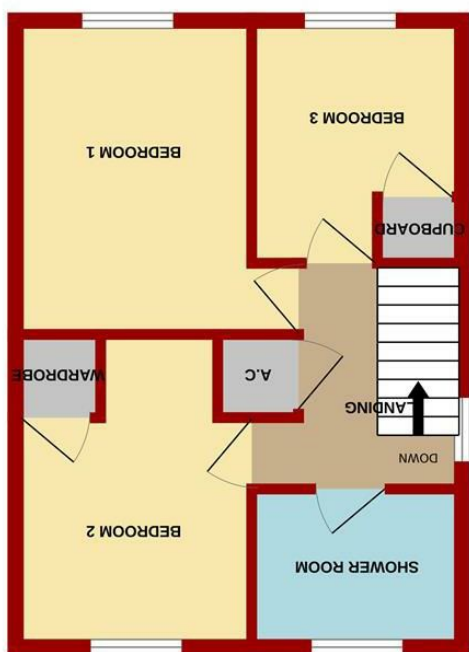
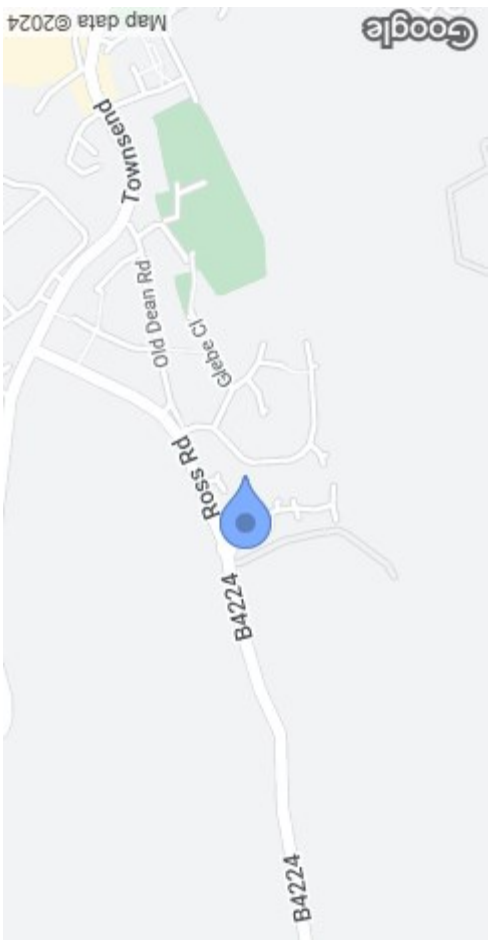




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

What every attempt has been made to ensure the accuracy of the footprint 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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1ST FLOOR



GROUND FLOOR



19 The Crescent
 Mitcheldean GL17 0SB

£239,950

We Are Proud To Be Able To Offer For Sale With No Onward Chain This Three Bedroom Semi-Detached Property Situated In A Larger Than Average Plot In A Desirable Area Being Within Easy Reach Of The TownS Shops, Schools And Amenities. The Property Offers Fantastic Potential For Any Prospective Buyers Looking For A Home They Can Further Improve And Put Their Own Stamp On.

Further Key Features Include Ample Off-Road Parking, A Good Sized Garden, Single Garage, Gas-Fired Central Heating And Double Glazing.

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 upvc door leads into;

ENTRANCE HALL

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

LOUNGE

12'04 x 11'10 (3.76m x 3.61m)

Feature living flame gas fire on a tiled hearth, radiator, door into understairs storage cupboard, front aspect window overlooking the driveway. Opening leads into;

KITCHEN/DINER

16'02 x 10'04 (4.93m x 3.15m)

Range of fitted eye and base level units with laminate worktops and an inset one and a half bowl sink with drainer. Space for a gas combi cooker with extractor hood over, plumbing for a washing machine, space for a fridge/freezer. Radiators, vinyl wood effect flooring, side and rear aspect windows. Side aspect upvc door leads out to the garden.

LANDING

Loft hatch to loft space, airing cupboard with gas-fired Worcester combi boiler, side aspect window, doors lead off into the three bedrooms and shower room.

BEDROOM ONE

11'10 x 7'09 (3.61m x 2.36m)

Range of fitted wardrobes and high level storage, radiator, front aspect window with a pleasant outlook.

BEDROOM TWO

10'05 x 8'00 (3.18m x 2.44m)

Built in wardrobe, radiator, rear aspect window overlooking the garden.

BEDROOM THREE

8'10 x 7'05 (2.69m x 2.26m)

Built-in storage cupboard, radiator, front aspect window with pleasant outlook.

SHOWER ROOM

7'02 x 5'01 (2.18m x 1.55m)

Modern white suite comprising a walk-in mains fed shower, vanity handbasin unit with integrated low level w.c, radiator, tiled walls, rear aspect obscured window.

OUTSIDE

To the front of the property is the large tarmac drive suitable for parking four/five vehicles with attractive borders containing a variety of flowers, shrubs and a silver birch. Gates to the side of the property give access to the single garage and the rear garden via steps. The garage is accessed via an up and over door.

The good sized rear garden comprises areas laid to patio and AstroTurf with attractive flower borders and is enclosed by a fencing surround.

DIRECTIONS

Proceed out of Mitcheldean in the direction of Ross on Wye, turning left into Carisbrooke Road, take the 2nd turning left into Hollywell Road, follow the road around to the right into The Crescent, where the property can be found on the right hand side.

SERVICES

Mains electricity, gas, water and drainage.

Openreach and Gigaclear in area. Superfast broadband has download speeds between 30Mbps and 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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)