



7 Lining Wood  
Mitcheldean GL17 0EN



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£180,000**

Steve Gooch Estate Agents are delighted to offer for sale WITH NO ONWARD CHAIN this TWO BEDROOM COACH HOUSE comprising ENTRANCE HALL, LOUNGE/DINING ROOM, INNER HALLWAY, KITCHEN, BATHROOM, ONE DOUBLE and ONE SINGLE BEDROOM.

The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING, GARAGE, SMALL REAR GARDEN and easy access to village facilities and nearby woodland walks.

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.





Paved path leads to the front door, with an outside light, door is of metal weathershield construction with an obscure glazed panel inset. This gives access into:

### **ENTRANCE HALL**

Single radiator, ceiling light, power point, telephone point, stairs leading to the first floor:

### **LANDING**

Side aspect UPVC window, opens into:

### **LOUNGE DINING AREA**

18'8" x 12'1" (5.69m x 3.68m)

Two ceiling lights, mains smoke alarm, two single radiators, power points, TV point, central heating thermostat, rear aspect UPVC window with views over rooftops towards the church spire of Mitcheldean, front aspect window overlooking communal space and play area. Opening to:

### **INNER HALLWAY**

Access to roof space, ceiling light, door into:

### **KITCHEN**

8'7" x 8'4" (2.62m x 2.54m)

One and half bowl single drainer sink unit with mixer tap, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, four-ring gas hob with electric oven beneath, filter hood above, space for fridge/freezer, washing machine, wood effect flooring, directional ceiling spotlights, front aspect UPVC window overlooking the communal space and play area.

### **BEDROOM ONE**

11'11" x 8'8" (3.63m x 2.64m)

Ceiling light, single radiator, power points, front aspect UPVC window overlooking communal areas.

### **BEDROOM TWO**

10'11" x 6'5" (3.33m x 1.96m)

Ceiling light, single radiator, power points, TV point, rear aspect window overlooking Mitcheldean village and fields and countryside in the distance.

### **BATHROOM**

Comprising white suite with modern side panel bath, electric shower fitted over, tiled wall, pedestal wash hand basin with mixer taps and half tiled wall behind, close coupled WC, chrome heated towel radiator, ceiling light, extractor fan, tiled floor, shaver light and point, rear aspect Velux rooflight.

### **GARAGE**

18'9" x 8'6" (5.72m x 2.59m)

Power and lighting, personnel door to the rear leading to garden area and door to understairs storage cupboard.

### **OUTSIDE**

There is gated access to the bin store and from the driveway is gated access into the small garden area. Enclosed by fencing surround the garden area has space for washing line and laid to gravel for ease of maintenance.

### **DIRECTIONS**

From our Mitcheldean office proceed through the village, upon reaching Carisbrook Road turn left, follow the road to the mini roundabout, turn left into Lining Wood, follow road around to the left hand side where the property can be found as per our For Sale board.

### **SERVICES**

Mains Water, Electricity, Drainage & Gas.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

### **WATER RATES**

Severn Trent Water Authority - Rate TBC

### **LOCAL AUTHORITY**

Council Tax Band: A  
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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### **MONEY LAUNDERING REGULATIONS**

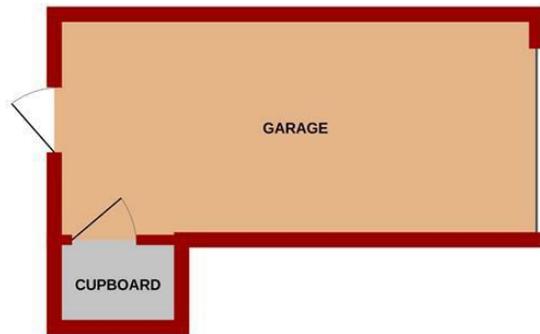
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

### **AWAITING VENDOR APPROVAL**

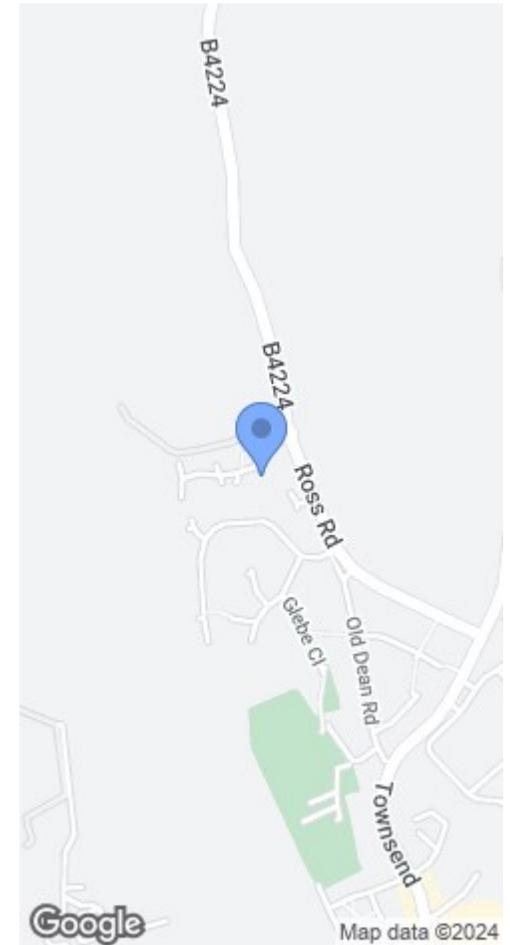
These details are yet to be approved by the vendor. Please contact the office for verified details.



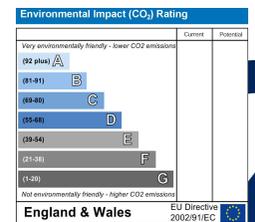
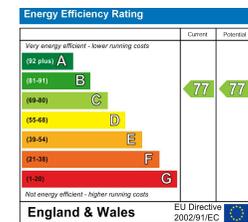
BASEMENT



GROUND FLOOR



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 error, 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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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.



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