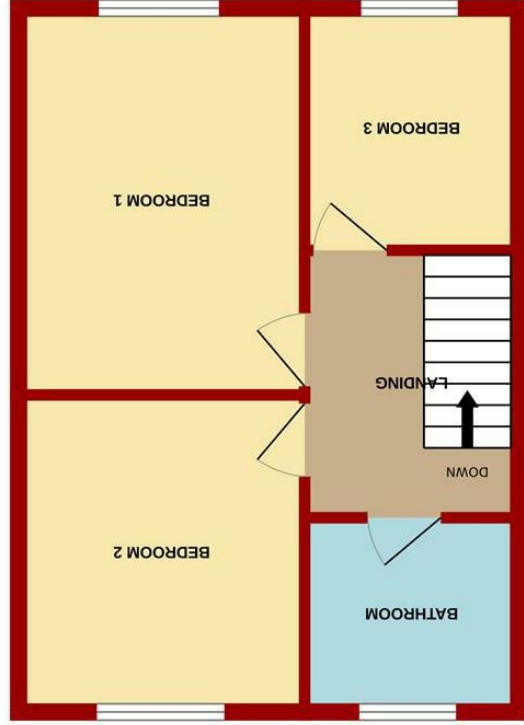




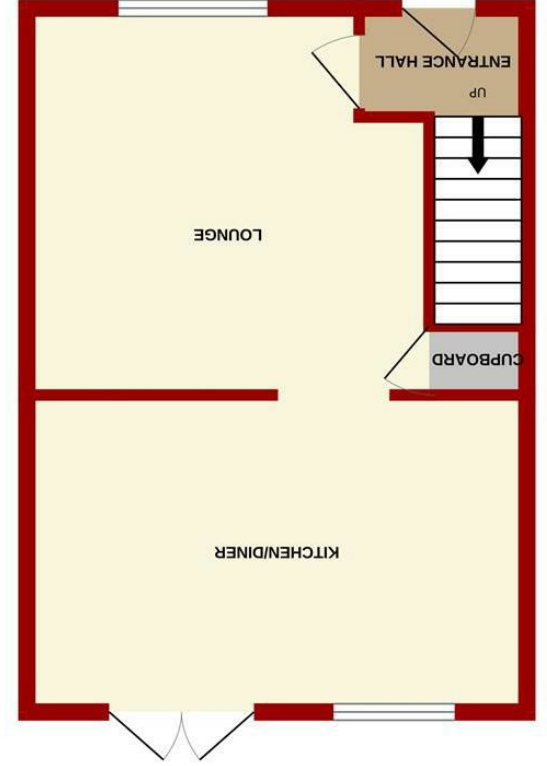
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating

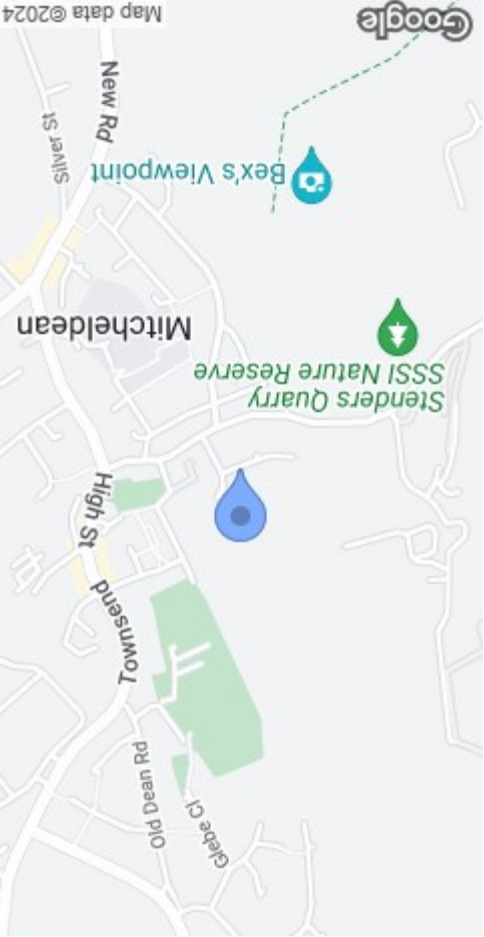
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 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for 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.



1ST FLOOR



GROUND FLOOR



16 Orchard Close
 Mitcheldean GL17 0JB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Price Guide £239,995

We Are Delighted To Offer For Sale With No Onward Chain This Delightful Three Bedroom Semi-Detached House Situated Within A Quiet Cul-De-Sac In The Popular Town Of Mitcheldean. The Property Has Undergone Light Renovation Works With The New Owner Having The Opportunity To Put Their Own Stamp On It And Create Their Ideal Home.

16 Orchard Close Benefits From Driveway Parking For Two Vehicles, A Single Garage, Enclosed Rear Garden, Gas-Fired Central Heating And Double Glazing. The Towns Shops And Amenities Are Within A Short Walk And The Well Regarded Primary And Secondary Schools Are Also Within Easy Reach.

The Accommodation Briefly Comprises Entrance Hall, Lounge And Kitchen/Diner On The Ground Floor With Three Bedrooms And A Bathroom On The First Floor



MITCHELDEAN

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, laminate wood flooring, stairs lead to the first floor landing, door leads into;

LOUNGE

13'08 x 13'02 (4.17m x 4.01m)

Laminate wood flooring, radiator, understairs storage cupboard, front aspect window, opening leads to;

KITCHEN/DINING ROOM

15'11 x 10'10 (4.85m x 3.30m)

Fitted eye and base level units with laminate worktops and inset one and a half bowl stainless steel sink with drainer. Integral electric oven, electric induction hob and extractor hood over. Space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, radiator, rear aspect window and patio doors lead out to the garden.

LANDING

Loft hatch to insulated loft space, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

12'09 x 9'09 (3.89m x 2.97m)

Radiator, front aspect window.

BEDROOM TWO

10'05 x 9'09 (3.18m x 2.97m)

Cupboard housing the gas-fired boiler, radiator, rear aspect window.

BEDROOM THREE

9'04 x 6'00 (2.84m x 1.83m)

Radiator, front aspect window.

BATHROOM

Requires modernising and comprises a low level w.c, bath with tiled surround and pedestal handbasin, obscured rear aspect window.

SINGLE GARAGE

Accessed via an up and over door with power and lighting. Rear door to garden.

OUTSIDE

The front garden is laid to lawn with a feature laurel tree and flower border. There is driveway parking for two vehicles which leads to the single garage.

The rear enclosed garden comprises a level area ideal for seating, and a raised area with a mixture of shrubs and plants.

DIRECTIONS

From the Mitcheldean office proceed up The Stenders taking the second turning right into Tusculum Way. Follow the road around to the left into Orchard Close where the property can be found on the left hand side.

SERVICES

Mains water, drainage, gas and electricity.

Openreach and Gigaclear in area. Not currently connected to property.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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)