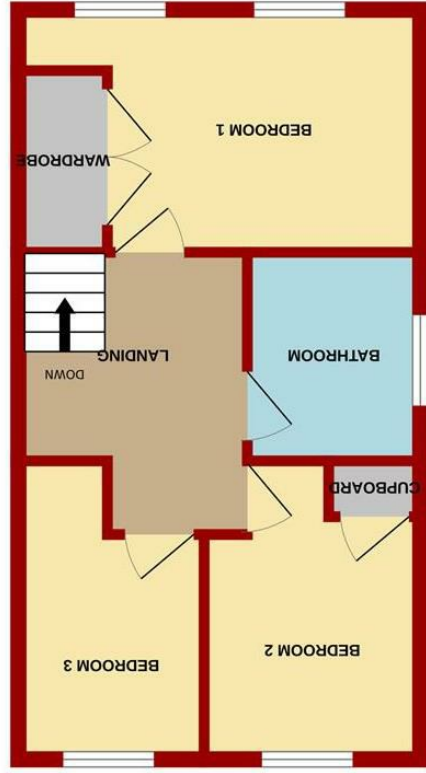
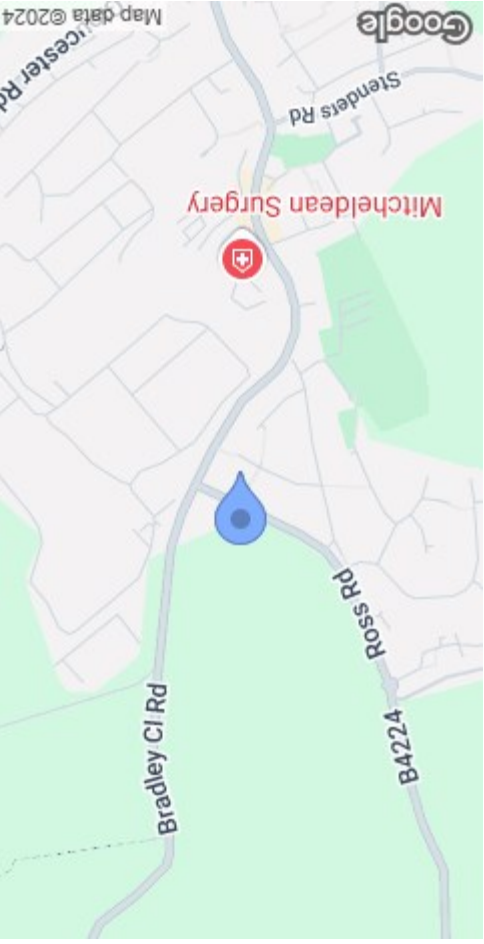


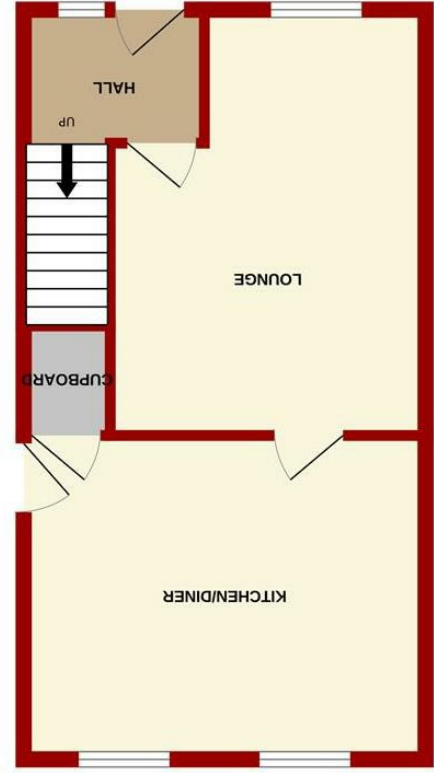


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (1-10) Green B (11-20) Yellow C (21-30) Orange D (31-40) Red E (41-50) Dark Red F (51-60) Very Dark Red G (61-70) Black



1ST FLOOR



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 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 operation or efficiency can be given.
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28 Deans Way Road
 Mitcheldean GL17 0BJ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£280,000

Steve Gooch Estate Agents are delighted to offer for sale this RECENTLY UPDATED AND MODERNISED THREE BEDROOM DETACHED FAMILY HOME benefitting from MODERN FITTED KITCHEN & BATHROOM, LANDSCAPED LOW MAINTENANCE GARDENS, OFF ROAD PARKING, EN BLOC GARAGE, DOUBLE GLAZING and GAS CENTRAL HEATING

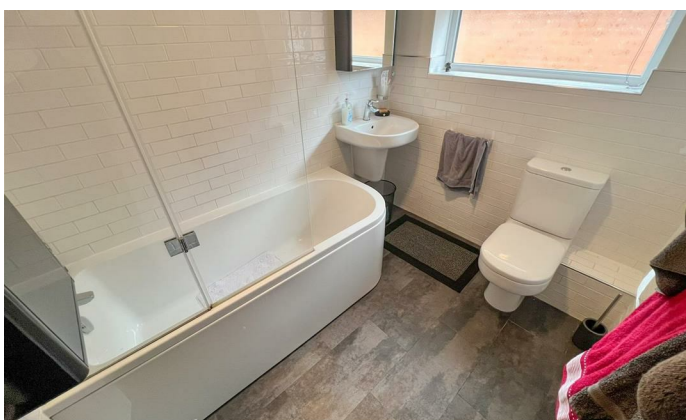
The property comprises of ENTRANCE HALL, LOUNGE and KITCHEN/DINING ROOM to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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.



The property is accessed via a metal weather shield door with arched glazed panels inset, obscure double glazed panel to side. This gives access into the:

ENTRANCE HALL

Stairs to the first floor, central heating thermostat and timer controls, wood laminate flooring, radiator, inset ceiling spots, mains smoke alarm, power points, solid oak door opening into:

LOUNGE

15'05 x 11'05 (4.70m x 3.48m)

Ceiling light, vertical double radiator, power points, tv point, continuation of the wood laminate flooring, front aspect upvc double glazed window overlooking the landscaped front garden, solid oak door giving access into:

KITCHEN/DINING ROOM

14'07 x 11'09 (4.45m x 3.58m)

Stainless steel single bowl with monobloc mixer tap over, worktop with built-in drainer, matching upstands, range of base and wall mounted units, four-ring gas hob with electric oven beneath, filter hood above, glass splashback, integrated fridge/freezer, storage cupboard housing the gas fired central heating and domestic hot water boiler, integrated washing machine, inset ceiling spots, tall vertical radiator, power points, wooden door giving access to the under stairs storage cupboard housing the consumer unit, tiled flooring, shelving, power and lighting, two rear aspect upvc double glazed windows overlooking the rear garden, side aspect upvc obscure double glazed door.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, inset ceiling spots, mains wired smoke alarm system, double radiator, power points, solid oak doors give access into:

BEDROOM ONE

14'07 x 8'10 (4.45m x 2.69m)

Ceiling light, coving, large pair of double doors giving access to built-in wardrobe with hanging and shelving options, double radiator, power points, two front aspect upvc double glazed windows overlooking the front garden with views towards forest and woodland in the distance.

BEDROOM TWO

11'11 x 7'10 (3.63m x 2.39m)

Inset ceiling spots, coving, door to built-in wardrobe with hanging and shelving options, power points, double radiator, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside in the distance.

BEDROOM THREE

10'10 x 6'07 (3.30m x 2.01m)

Ceiling light, telephone point, power point, double radiator, rear aspect upvc double glazed window overlooking the rear garden with views over fields and countryside in the distance.

FAMILY BATHROOM

7'09 x 6'03 (2.36m x 1.91m)

White suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap over, modern side panel bath with mixer taps, mains fed shower over, glass screen, fully tiled around the bath, half tiled walls to remainder, large heated towel radiator, extractor fan, ceiling light, side aspect upvc obscure double glazed window.

OUTSIDE

The front garden has been landscaped and laid to gravel with brick walls and paved steps leading to the front door. This area is enclosed by fencing, walling, and railings. A large patio area benefits from outside lighting. Gated access to the right and a paved pathway leads along both sides of the property to the rear garden.

The rear garden is split over two levels. The upper level features a large paved patio area with outside lighting and an outside tap. Paved steps lead down to the lower garden, which is laid to low-maintenance gravel and includes a hardstanding for a shed. The garden is enclosed by fencing.

DIRECTIONS

From the Mitcheldean Office, proceed down through the town centre, turning left onto Carisbrook Road. Take the first left into Old Dean Road, followed by the first left into Deans Way Road. The property can be found towards the end on the left hand side as per our for sale board.

SERVICES

Mains electricity, gas, water and drainage.

Openreach and Gigaclear in area.

LOCAL AUTHORITY

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

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)