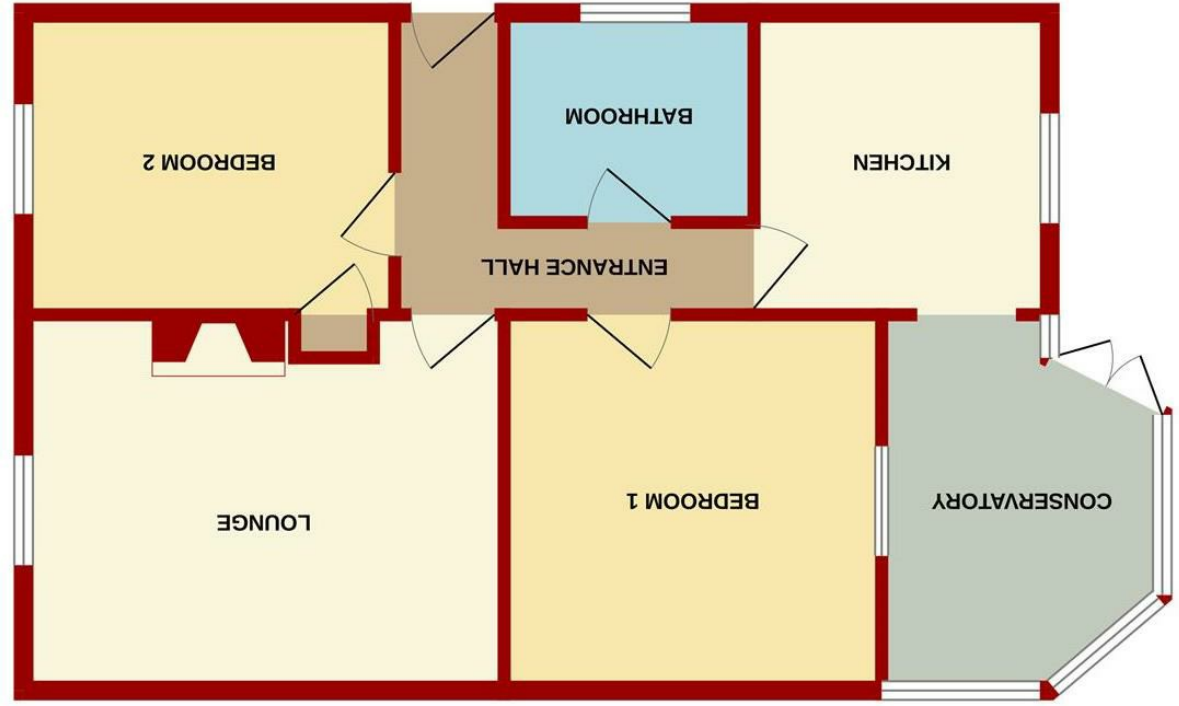
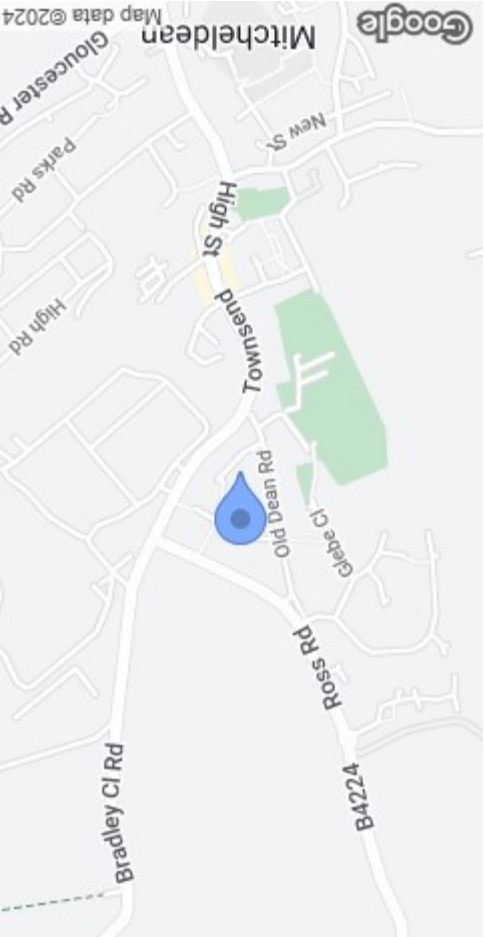




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (10-15)
B (81-91)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (29-38)	F (36-40)
G (13-28)	G (41-45)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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GROUND FLOOR



6 Oakhill Road  
 Mitcheldean GL17 0BN

**£270,000**

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW in a POPULAR VILLAGE LOCATION benefitting from ENCLOSED GARDENS, OFF ROAD PARKING, WORKSHOP, GAS CENTRAL HEATING, UPVC FACIAS & GUTTERING and DOUBLE GLAZING.

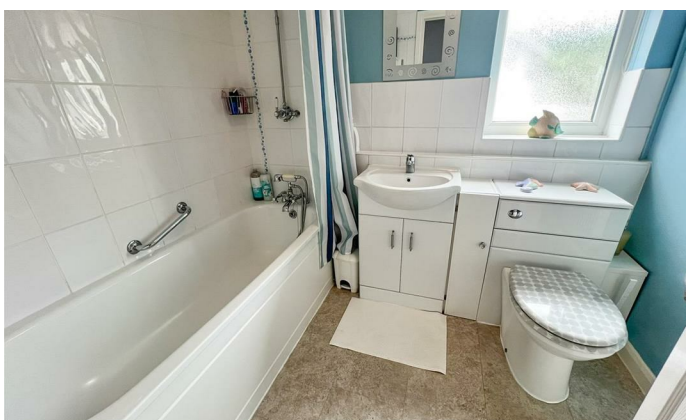
The property comprises of ENTRANCE HALL, LOUNGE, TWO BEDROOMS, KITCHEN, BATHROOM and CONSERVATORY.

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 bloc paved driveway suitable for parking three/four vehicles. Bloc paved steps lead to the front door of upvc construction with obscure double glazed panel to top. This leads into the:

#### ENTRANCE HALL

8'11 x 11'00 narrowing to 3'01 x 2'10 (2.72m x 3.35m narrowing to 0.94m x 0.86m)

Access to roof space, coving, ceiling light, electric consumer unit, central heating thermostat and timer controls, power points, telephone point, single radiator, wooden panel doors giving access into the:

#### LOUNGE

14'03 x 11'03 (4.34m x 3.43m)

Feature fireplace with wooden mantle, marble hearth and surround, electric fire inset, alcoves to either side, ceiling light, coving, single radiator, power points, tv point, large front aspect upvc double glazed window overlooking the front garden.

#### BEDROOM ONE

11'04 x 11'03 (3.45m x 3.43m)

Ceiling light, coving, single radiator, power points, rear aspect upvc double glazed window opening into the conservatory.

#### BEDROOM TWO/DINING ROOM

11'01 x 9'01 (3.38m x 2.77m)

Ceiling light, coving, double radiator, power points, telephone point, door to built-in storage cupboard with hanging and shelving options, dimmer switch, front aspect upvc double glazed window overlooking the front garden.

#### BATHROOM

7'05 x 5'09 (2.26m x 1.75m)

White suite with modern side panel bath with mixer shower tap fitting, mains fed shower above, tiled walls, vanity wash hand basin with monobloc mixer tap, cupboard beneath, concealed cistern w.c., single radiator, ceiling light, coving, side aspect upvc obscure double glazed window.

#### KITCHEN

8'10 x 9'04 (2.69m x 2.84m)

One and a half bowl, single drainer composite sink unit with mixer taps over,

rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, four-ring gas hob with electric oven beneath, filter hood over, wall mounted gas fired central heating and domestic hot water boiler, ceiling light, plumbing for automatic washing machine, wood laminate flooring, space for fridge/freezer, single radiator, rear aspect upvc double glazed window overlooking the rear garden with views over Mitcheldean and towards forest and woodland. Opening into:

#### CONSERVATORY

10'01 x 8'05 (3.07m x 2.57m)

Upvc construction with polycarbonate roof, double glazed windows to all sides, power points, single radiator, wood laminate flooring, French doors opening out onto the garden.

#### OUTSIDE

The driveway provides access to the workshop and bin store. The driveway is enclosed by walling and fencing. The front garden is laid to lawn with various flower borders, shrubs, and bushes.

A wooden gate provides access from the driveway to the rear garden, which features a patio area, gravelled area, feature round patio, outside tap, and outside lighting. A paved pathway leads through the garden to a decking area, all enclosed by fencing. Enjoy far-reaching views from this area. There is a hardstanding for the garden shed and further gated access to the front garden.

#### WORKSHOP

9'04 x 7'04 (2.84m x 2.24m)

Accessed via a wooden thumb latch door, power and lighting, new roof, side aspect personal window,

#### DIRECTIONS

From the Mitcheldean office proceed through the village in the direction of Ross on Wye taking the left turn in to Carisbrook Road. Continue along, then take the first left turn in to Old Dean Road. Follow the road along and take the second left turn in to Oakhill Road where the property can be found on the left hand side.

#### SERVICES

Mains electricity, gas, water and drainage. Gigaclear & Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

#### 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)