



**1 Nourse Place**  
Mitcheldean GL17 0JU



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 1 Nourse Place

£325,000

## Mitcheldean GL17 0JU

**We Are Delighted To Offer For Sale This Exceptional Well Appointed Three Bedroom Extended Detached Home Situated On The Outskirts Of Mitcheldean Within Easy Reach Of The Well Regarded Primary And Secondary Schools. This Delightful Home Benefits From Two Reception Rooms Including A Separate Dining Room, Utility/W.C, A Larger Than Average West-Facing Garden, Off-Road Parking And Single Garage. The Property Has Been Beautifully Maintained And Is Ready For Its New Owners.**

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.



A front aspect upvc door leads into;

### **ENTRANCE HALL**

Built in storage cupboard, radiator, side aspect window, stairs leading to the first floor landing. Doors lead off to the lounge, kitchen/breakfast room and utility/w.c

### **UTILITY/W.C**

**7'08 x 5'10 (2.34m x 1.78m)**

Space and plumbing for a washing machine and tumble dryer, low level w.c, vanity washbasin, radiator, side and rear aspect windows.

### **LOUNGE**

**15'06 x 11'09 (4.72m x 3.58m)**

Recently fitted wood burning stove, radiator, front aspect window.

### **KITCHEN/BREAKFAST ROOM**

**15'10 x 10'10 (4.83m x 3.30m)**

Fully fitted modern high quality Wren kitchen comprising a range of wall and base mounted units with granite worktops, one and a half bowl ceramic sink with drainer unit, breakfast bar, integrated Bosch appliances including a dishwasher and microwave oven, range cooker with matching extractor hood above, space for American style fridge/freezer, walk-in pantry cupboard. Massimo wood plank flooring, radiator, rear aspect window, side aspect patio doors lead out to the garden, door leading into;

### **DINING ROOM**

**11'09 x 7'09 (3.58m x 2.36m)**

Radiator, rear aspect patio doors lead out to the garden.

### **LANDING**

Airing cupboard housing the gas-fired combi boiler, loft hatch to loft space, side aspect window, doors lead to bedrooms one, two, three and bathroom.

### **BEDROOM ONE**

**15'02 x 8'05 (4.62m x 2.57m)**

Radiator, front aspect window.





### **BEDROOM TWO**

**11'01 x 8'02 (3.38m x 2.49m)**

Built in mirrored wardrobe, radiator, rear aspect window.

### **BEDROOM THREE**

**11'10 x 6'05 (3.61m x 1.96m)**

Built in storage cupboard, radiator, front aspect window.

### **BATHROOM**

**7'07 x 6'07 (2.31m x 2.01m)**

Modern white suite comprising bath with shower over, low level w.c, vanity washbasin, radiator, obscured rear aspect window.

### **OUTSIDE**

The front garden is laid to lawn with attained flower and shrub borders however could be utilised as parking. A path leads to the front entrance and side garden gate. The single garage and parking are located on Baynham Road a short walk away.

The westerly facing rear garden is a great size and very private providing seating areas ideal for relaxing as well as a lawned garden interspersed with fruit trees including apple and pear. There are two sheds and a greenhouse.

### **DIRECTIONS**

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136. Continue along for approx. 175 yards where you will find Nourse Place on your right hand side.

### **SERVICES**

Mains water, drainage, electricity and gas.

Gigaclear & Openreach in area

### **WATER RATES**

Severn Trent Water Authority - Rate TBC

### **LOCAL AUTHORITY**

Council Tax Band: C  
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).

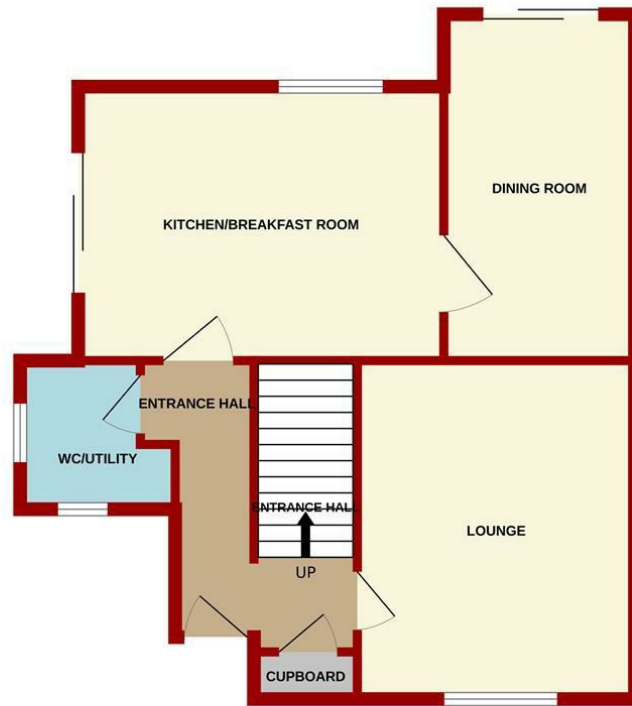
## MONEY LAUNDERING REGULATIONS

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)





GROUND FLOOR



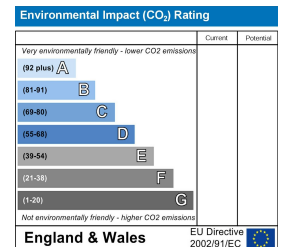
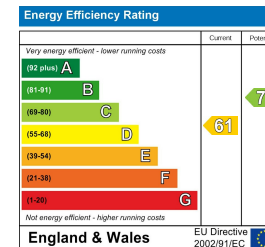
1ST FLOOR



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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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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