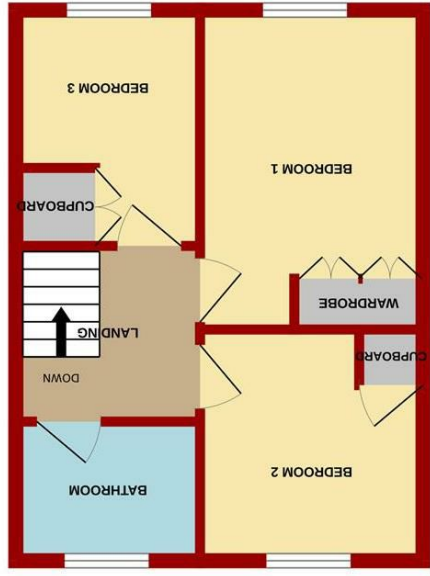
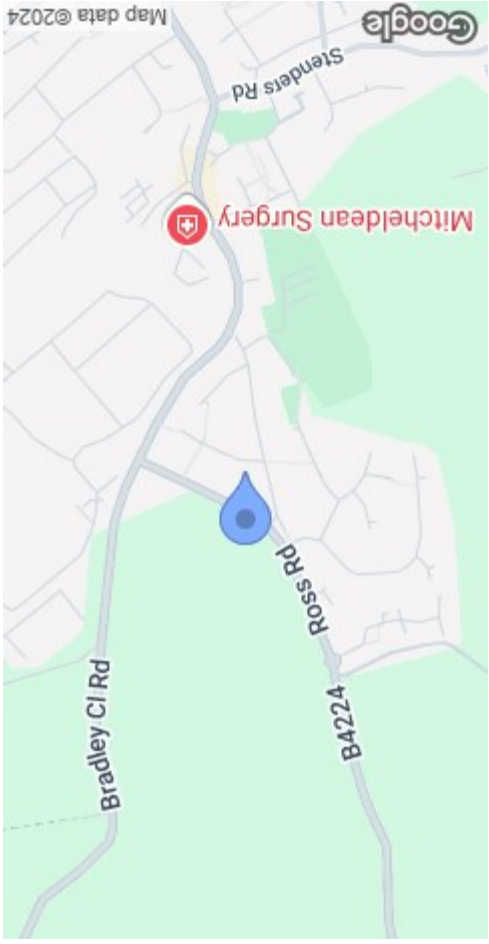




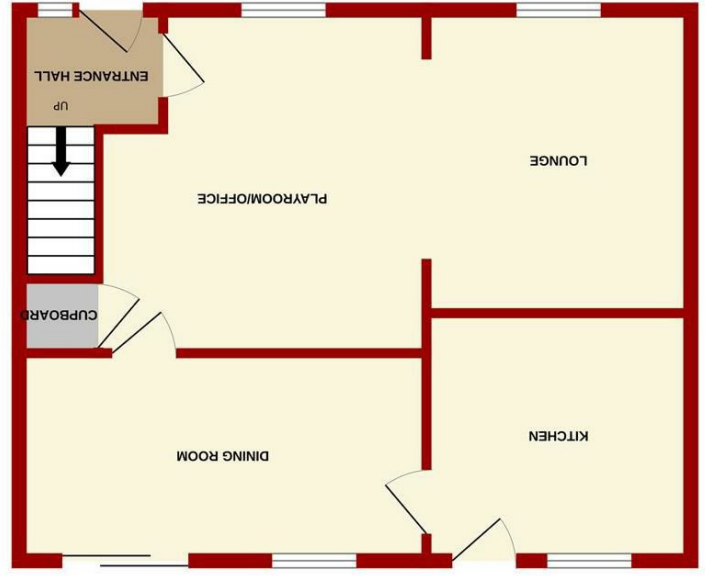
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

While every attempt has been made to ensure the accuracy of the footprint 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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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (10-35) Green B (36-45) Yellow-Green C (46-55) Yellow D (56-65) Orange E (66-75) Red-Orange F (76-85) Red G (86-95) Dark Red



1ST FLOOR



GROUND FLOOR



2 Deans Way Road  
 Mitcheldean GL17 0BJ



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## £250,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME offered with NO ONWARD CHAIN, situated in a POPULAR VILLAGE LOCATION and benefitting from AMPLE OFF ROAD PARKING, ENCLOSED GARDENS, GAS CENTRAL HEATING and DOUBLE GLAZING.

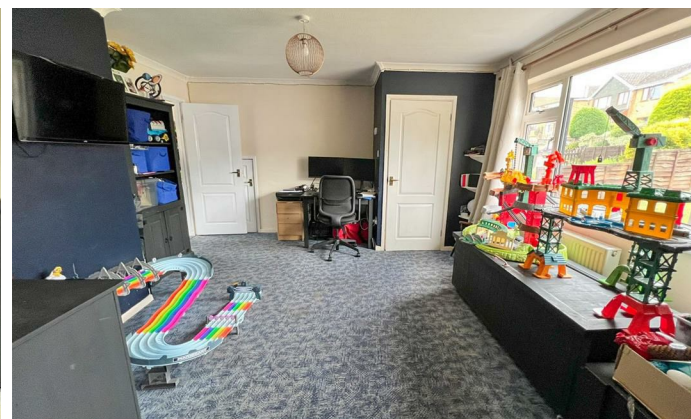
The property comprises of ENTRANCE HALL, OFFICE/PLAYROOM, LOUNGE, DINING ROOM and KITCHEN to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 canopy style porch over a upvc front door with obscure glazed panel to top and side. This leads into the:

### ENTRANCE HALL

Ceiling light, stairs to the first floor, power points, door giving access into:

### OFFICE/PLAYROOM

12'10 x 13'09 (3.91m x 4.19m)

Ceiling light, coving, electrical consumer unit, double radiator, door to downstairs storage cupboard, central heating thermostat and timer controls, power points, chimney breast, front aspect upvc double glazed window overlooking the front garden with views towards fields, countryside and woodland in the distance. Door giving access into dining room, archway opening into:

### LOUNGE

10'03 x 11'10 (3.12m x 3.61m)

Ceiling light, coving, double radiator, power points, tv point, front aspect upvc double glazed window overlooking the front garden and parking area.

### DINING ROOM

15'11 x 8'01 (4.85m x 2.46m)

Two ceiling lights, single radiator, power points, exposed timber skirting boards, tiled flooring, door giving access to storage cupboard with shelving and power point, rear aspect double glazed window overlooking the rear garden, rear aspect sliding double glazed patio door giving access to the garden, door giving access into:

### KITCHEN

10'04 x 9'08 (3.15m x 2.95m)

One and a half bowl single drainer stainless steel sink units with mixer tap over, rolled edge worktops, range of base and wall mounted units, power points, plumbing and space for automatic washing machine and tumble dryer, space for dishwasher, electric oven, electric hob, ceiling lights, access to roof space with ladder, tiled flooring, exposed timber skirting boards, single radiator, rear aspect upvc double glazed window overlooking the rear garden, obscure glazed panel double glazed door opening onto the garden.

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

### LANDING

Ceiling light, access to roof space, power point, doors into:

### BEDROOM ONE

12'06 x 8'09 (3.81m x 2.67m)

Ceiling light, dado rail, exposed timber skirting boards, wood laminate flooring, power points, single radiator, range of built-in wardrobes with hanging and shelving options, cupboards above, front aspect upvc double glazed window overlooking the front garden and parking area with views towards forest and woodland in the distance.

### BEDROOM TWO

9'09 x 10'02 (2.97m x 3.10m)

Ceiling light, single radiator, power points, wood laminate flooring, exposed timber skirting boards, door to storage cupboard with shelving options, rear aspect upvc double glazed window overlooking the rear garden with views towards countryside and woodland in the distance.

### BEDROOM THREE

6'11 x 9'07 (2.11m x 2.92m)

Ceiling light, single radiator, exposed timber skirting boards, power points, wood laminate flooring, pair of louvre doors giving access into a storage cupboard/wardrobe, front aspect upvc double glazed window overlooking the front garden and parking area with views towards forest and woodland in the distance.

### FAMILY BATHROOM

White suite with modern side panel bath, mixer and mains fed showers fitted over, pedestal wash hand basin, close coupled w.c, ceiling light, extractor fan, wet board surround to bath, chrome heated towel radiator, rear aspect obscure double glazed window.

### OUTSIDE

The front of the property features driveway parking suitable for three vehicles, flanked by lawned areas and a pathway leading to the front door. Additional features include outside lighting, upvc guttering, and an EV charging point. The area is enclosed by fencing and hedging. Gated access on the left-hand side leads to the rear garden.

From the dining room and kitchen, doors open to the back garden, which includes a useful gated storage area with a shed and a large gravelled section enclosed by fencing. There is also a patio area enclosed by fencing. A gate and a set of metal steps lead down to the lower garden, which is laid to low-maintenance slate. Additional amenities include outside lighting and an outside tap.

### 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 immediately on the left hand side.

### SERVICES

Mains electricity, gas, water and drainage.

Openreach and Gigaclear in area.

### LOCAL AUTHORITY

Council Tax Band: B  
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)