



26 Eastern Avenue
Mitcheldean GL17 0DF



STEVE GOOCH
ESTATE AGENTS | EST 1985

£240,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME situated in a POPULAR VILLAGE LOCATION and benefitting from ENCLOSED GARDENS, COMMUNAL PARKING, GAS CENTRAL HEATING and DOUBLE GLAZING.

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

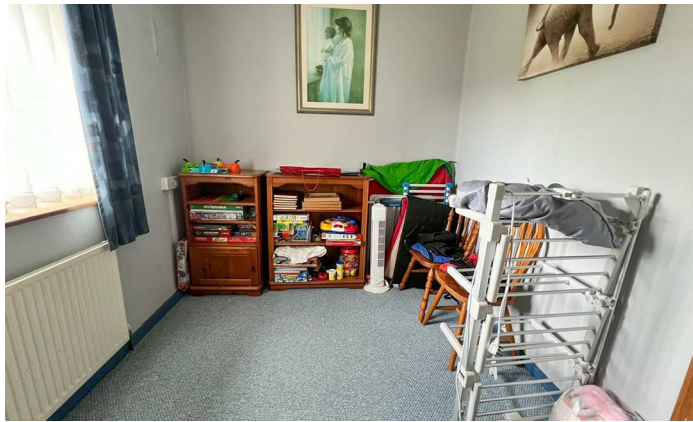
Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 8 miles (13 kilometres) west of the city of Gloucester.

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 front door of upvc construction with obscure leaded panel inset. This leads into the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, single radiator, power points, wooden obscure glazed panel doors giving access into:

LOUNGE

18'10 x 9'02 opening to 10'11 (5.74m x 2.79m opening to 3.33m)

Feature fireplace with living flame gas fire inset, marble hearth and surround, wooden mantle, two ceiling lights, power points, tv point, two single radiators, exposed timber skirting boards, exposed timber window ledge, front aspect upvc double glazed window overlooking the front garden with views towards fields and countryside in the distance, glazed panel floor-to-ceiling window with single door opening onto the rear garden.

KITCHEN/DINING AREA

18'10 x 9'02 (5.74m x 2.79m)

Kitchen- Single bowl, single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for cooker, cooker hood over, space for fridge/freezer, feature fireplace of stone and timber construction, electric woodburning effect stove inset, rear aspect window overlooking the rear garden, door giving access to understairs storage cupboard with shelving and power points, obscure glazed panel door giving access into side hall/utility.

Dining Area- Ceiling light, double radiator, power points, wood laminate flooring, exposed timber skirting boards, front aspect upvc double glazed window overlooking the front garden with views towards fields and woodland in the distance, opening into:

FAMILY ROOM

10'07 x 6'09 (3.23m x 2.06m)

Wall lights, double radiator, power points, continuation of the laminate flooring, side aspect upvc double glazed window.

SIDE HALL/UTILITY

7'03 x 8'07 (2.21m x 2.62m)

Plumbing for automatic washing machine, wall mounted gas fired central heating and domestic hot water boiler, power points, tiled flooring, single radiator, ceiling lights, rear aspect upvc double glazed window overlooking the rear garden, side aspect obscure upvc door leading to side garden, door opening into:

CLOAKROOM

4'08 x 2'04 (1.42m x 0.71m)

Ceiling light, white suite with close coupled w.c, wall mounted wash hand basin, tiled surround to basin, electric wall heater, rear aspect upvc obscure double glazed window.

From the entrance hall, stairs lead up to opening with tongue & groove timber cladding and door into storage cupboard. Continuing up to the first floor:

LANDING

Ceiling light, single radiator, power point, access to roof space, timber doors giving access into:

BEDROOM ONE

10'10 x 10'11 (3.30m x 3.33m)

Ceiling light, chimney breast, single radiator, power points, range of built-in wardrobes and storage cupboards, exposed timber skirting boards, exposed timber floorboards, timber window ledge, front aspect upvc double glazed window with views over the front garden and towards fields and countryside in the distance.

BEDROOM TWO

12'05 x 9'03 (3.78m x 2.82m)

Directional ceiling spots, chimney breast, single radiator, power points, front and side side aspect upvc double glazed window with views towards fields and woodland in the distance.

BEDROOM THREE

7'07 x 7'05 (2.31m x 2.26m)

Ceiling light, single radiator, power points, concertina door to built-in storage cupboard, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside in the distance.

FAMILY BATHROOM

White suite with modern side panel bath, fully tiled walls, electric shower fitted over, pedestal wash hand basin, close coupled w.c, chrome heated towel radiator, extractor fan, side aspect upvc obscure double glazed window.

OUTSIDE

The front garden is accessed via a metal wrought iron gate with a shared concrete pathway leading to the neighboring property. The garden is laid to lawn with flower borders, shrubs, and bushes, enclosed by fencing and hedging. This area benefits from outside lighting and power points.

The pathway continues along the front of the house and onto the left-hand side where there is a patio/seating area with a small dwarf wall and fencing, along with additional outside lighting. The path then leads to the rear garden, which features a further patio/seating area, a raised lawn area with sleeper edging, outside lighting, an outside tap, and a storage area situated above the utility and accessed from outside. A crazy paved pathway runs along the garden to a hardstanding with a garden shed. The rear garden is enclosed by fencing.

DIRECTIONS

From the Mitcheldean office, proceed up Stars Pitch, turning left into Eastern Avenue. Continue along, turning left, where the property can be found after a short distance on the right 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.

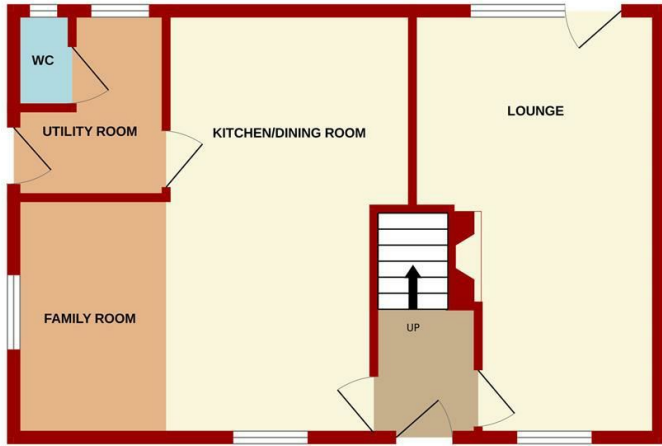
PROPERTY SURVEYS

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)

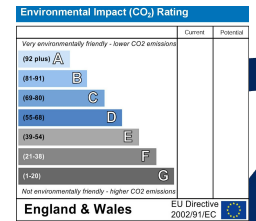
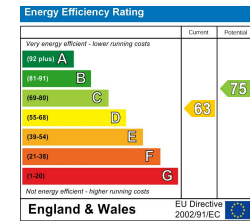
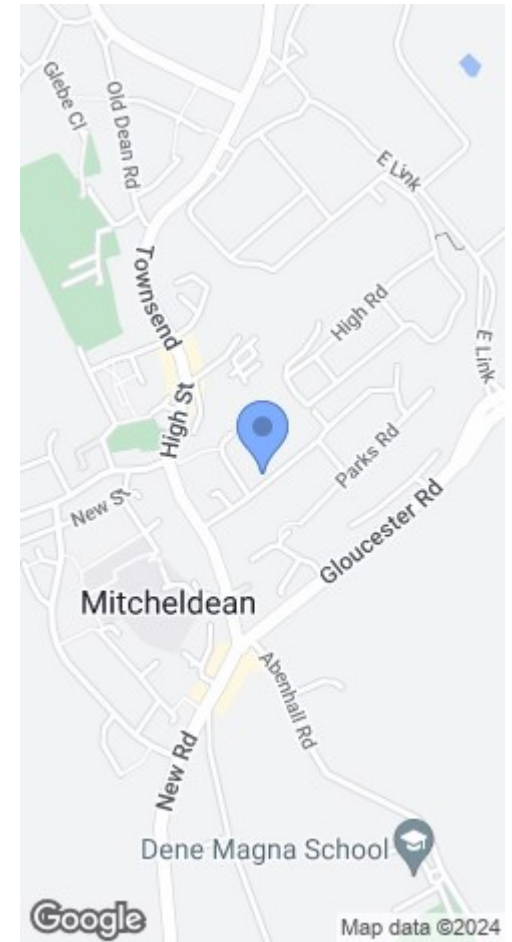
GROUND FLOOR



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.
Made with Metropix ©2024



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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys