



Stars Nook Star Pitch
Mitcheldean GL17 0BP



STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

We Are Delighted To Offer For Sale With No Onward Chain This Beautifully Presented Two Double Bedroom Character Cottage Conveniently Located In The Centre Of Popular Mitcheldean And Boasting Many Original Features Including Fireplaces, Beams And Exposed Feature Walls.

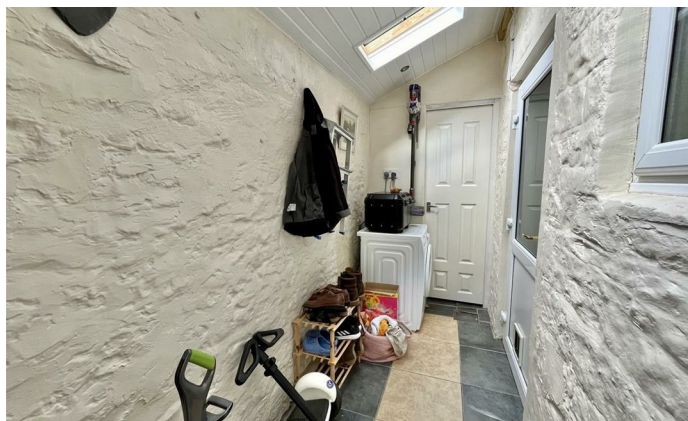
The Accommodation Comprises Kitchen/Diner, Lounge, Utility And W.C On The Ground Floor With Two Bedrooms And A Bathroom On The First Floor. The Property Benefits From Gas-Fired Central Heating And Double Glazing.

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.





Front aspect composite door leads into;

INNER PORCH

Tiled floor, door leads into;

KITCHEN/DINER

17'07 x 9'02 (5.36m x 2.79m)

Fitted wall and base level units with solid wood worktops and inset ceramic sink with drainer. Integral electric oven, gas hob with extractor hood over. Worktop with space below for fridge and freezer. Built in pantry cupboard, radiator, tiled floor, front and rear aspect windows. Leads to;

HALL

Tiled floor, radiator, obscured rear aspect window, stairs to first floor landing, doors to lounge and utility.

LOUNGE

10'11 x 10'05 (3.33m x 3.18m)

Feature inglenook fireplace with multi fuel burning stove on a slate hearth, radiator, exposed beams, front aspect window.

UTILITY

11'10 x 4'00 (3.61m x 1.22m)

Space and plumbing for a washing machine, storage cupboard, tiled floor, two skylights, side aspect upvc door.

W.C

Low level w.c, small vanity washbasin with tiled splashbacks, tiled floor, side aspect window.

LANDING

Exposed original floorboards, radiator, rear aspect window, doors lead off to the two bedrooms and bathroom.

BEDROOM ONE

14'1" x 10'11" (4.29m x 3.33m)

Feature cast iron fireplace with wooden mantle and surround, exposed original floorboards, exposed walls, radiator, front aspect window.

BEDROOM TWO

11'05 x 10'04 (3.48m x 3.15m)

Exposed stone wall, loft hatch with ladder to boarded loft space, radiator, front aspect window.

BATHROOM

10'09 x 6'01 (3.28m x 1.85m)

Bath with electric shower over, low level w.c, vanity washbasin unit, airing cupboard housing the gas fired combi boiler, tiled walls and floor, heated towel rail, obscured rear aspect window.

AGENTS NOTE

The property owns a narrow alleyway that neighbouring properties have a right of access over.

SERVICES

Mains water, drainage, electricity and gas.

Openreach & Gigaclear in area

WATER RATES

Severn Trent Water Authority - Rates to be confirmed

LOCAL AUTHORITY

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

TENURE

Freehold

DIRECTIONS

From the Mitcheldean office proceed along the High Street in the direction of the A4136 and the property can be found after a very short distance on the right hand side.

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 (with over 20 years experience) 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)



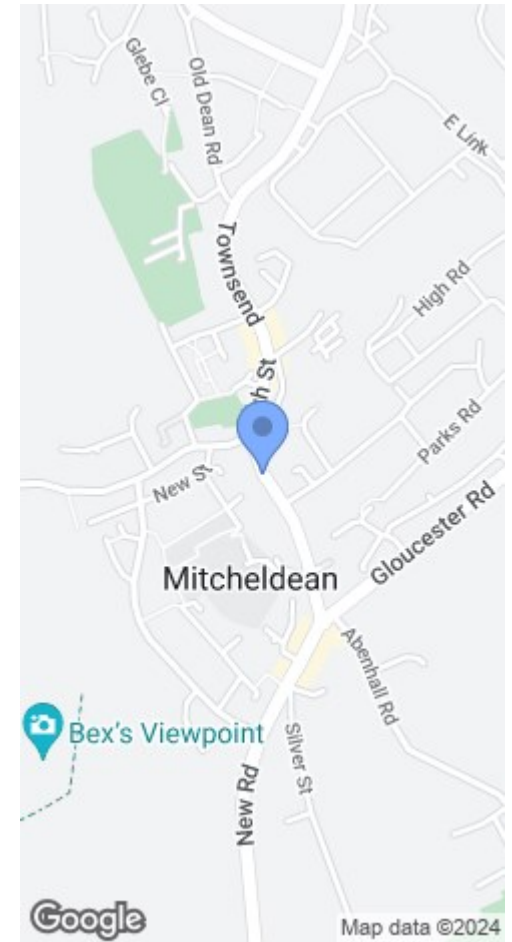
GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		85	(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D	57		(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.



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