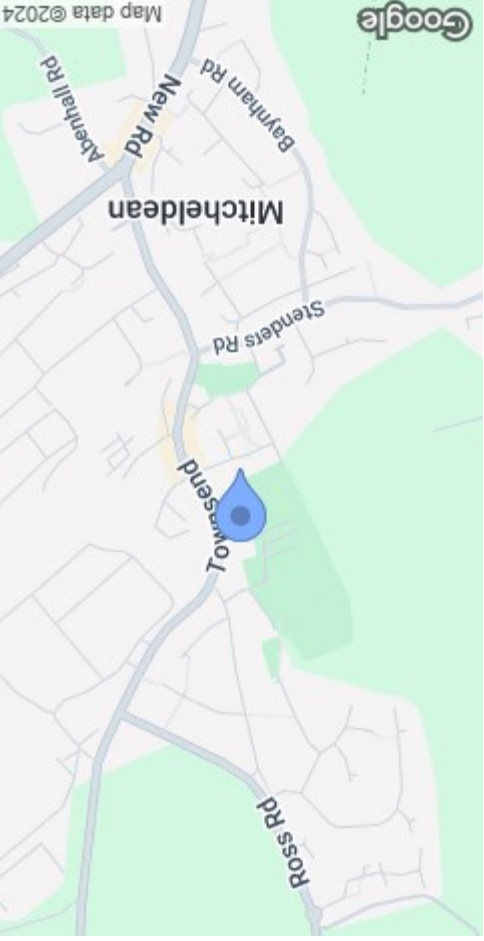




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-49) Green B (50-99) Yellow C (100-149) Orange D (150-199) Red-Orange E (200-249) Red F (250-299) Dark Red G (300+) Black



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.
 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 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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1ST FLOOR
 379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
 532 sq.ft. (49.4 sq.m.) approx.



12 Churchill Way
 Mitcheldean GL17 0AZ



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM CHALET STYLE SEMI DETACHED PROPERTY OFFERED WITH NO ONWARD CHAIN and benefiting from OFF ROAD PARKING FOR TWO/THREE VEHICLES, ENCLOSED REAR GARDEN and is located CLOSE TO LOCAL VILLAGE AMENITIES.

The property comprises of LOUNGE, DINING ROOM, KITCHEN, DOWNSTAIRS W.C and STUDY/BEDROOM THREE to the ground floor with TWO BEDROOMS and 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 canopied porch with upvc cladding, fascia and guttering. A small step up leads to the front door of upvc construction with obscure glazed panel inset and to right hand side. This leads into the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, coving, double radiator, power points, door to understairs storage cupboards, wooden panel doors giving access into:

LOUNGE

12'09 x 11'11 (3.89m x 3.63m)

Feature fireplace with marble mantle and surround, electric fire inset, chimney opening behind, alcoves to either side, ceiling light, coving, double radiator, power points, tv point, front aspect upvc double glazed bow window overlooking the front garden, driveway and parking area, wooden panel door giving access into:

DINING ROOM

9'11 x 9'07 (3.02m x 2.92m)

Ceiling light, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

KITCHEN

9'08 x 8'09 (2.95m x 2.67m)

Single bowl, single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, tiled surrounds, power points, range of base and wall mounted units, four-ring gas hob with electric oven beneath, filter hood above, space for automatic washing machine, integrated fridge, underfloor heating, gas fired central heating and domestic hot water boiler, ceiling light, coving, door to understairs storage cupboard, tiled flooring, rear aspect upvc double glazed window overlooking the rear garden, wooden door with obscure glazed panel inset leading into:

REAR HALL

8'11 x 7'01 (2.72m x 2.16m)

Ceiling light, power points, single radiator, rear aspect upvc obscure double glazed door giving access to the rear garden, doors giving access into:

DOWNSTAIRS W.C

White suite with close coupled w.c, half tiled walls, ceiling light, rear aspect upvc obscure double glazed window.

HOME OFFICE/ BEDROOM THREE

13'03 x 7'04 (4.04m x 2.24m)

Ceiling light, power points, telephone point, double radiator, front aspect upvc double glazed window overlooking the parking area and toward the church, front aspect upvc obscure double glazed panel door opening onto the front garden.

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

LANDING

Access to roof space, coving, smoke and heat sensors, ceiling light, power point, side aspect upvc double glazed window with views towards fields and countryside in the distance, wooden panel doors giving access into:

BEDROOM ONE

15'07 x 9'08 (4.75m x 2.95m)

Ceiling light, radiator, power points, wall mounted electric heater, front aspect upvc double glazed window overlooking the front garden, parking and turning area with views towards fields and countryside.

BEDROOM TWO

10'07 max x 8'04 (3.23m max x 2.54m)

Ceiling light, double radiator, power points, door to airing cupboard with radiator and slatted shelving space, rear aspect upvc double glazed window overlooking the rear garden with views over fields, countryside and the playing field.

BATHROOM

White suite with low level w.c, vanity wash hand basin with cupboard beneath, monobloc mixer tap above, low-level walk in shower cubicle with wet board surround, mains fed shower, glass screen, tiled walls, ceiling light, double radiator, rear aspect upvc obscure double glazed window.

OUTSIDE

The front garden has a tarmacked driveway suitable for parking two vehicles, a further area laid to slate allows for additional parking.

The rear garden benefits from concrete patio/seating area, small dwarf stone wall leading to the raised garden area with flower borders, shrubs and bushes, outside lighting, outside tap, views over countryside and the Church and is enclosed by fencing and walling surround.

AGENTS NOTE

12 Churchill Way is of Steel Frame Construction however we believe the property is mortgageable. We advise any interested parties to make their own enquiries.

SERVICES

Mains electricity, gas, water and drainage. Underfloor heating to kitchen.

Gigaclear & Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

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

Advised as Freehold

DIRECTIONS

From the Mitcheldean Office, proceed down through the village centre, turning left into Churchill Way where the property can be found 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 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)