



37 Lining Wood
Mitcheldean GL17 0EN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £240,000

We Are Delighted To Offer For Sale This Wonderfully Maintained, Well Appointed Three Bedroom Modern Mid-Terrace Home Located In The Sought After Lining Wood Neighbourhood On The Outskirts Of Mitcheldean Town.

This Ideal Family Or Starter Home Comprises Entrance Hall, Downstairs W.C, Spacious Lounge/Diner And Sleek Wren Kitchen With Three Good Sized Bedrooms And A Bathroom. Further Benefits Include Allocated Off-Road Parking For Two Vehicles, Landscaped Rear Garden Perfect For Relaxing And Entertaining Guests And Having Countryside Walks On The Doorstep As Well As A Children's Play Park Directly Opposite.

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.





Front aspect door leads into;

ENTRANCE HALL

Radiator, hive central heating controls, Gigaclear fibre point, stairs to first floor landing, Karndean flooring, doors lead into the downstairs w.c and lounge/diner.

DOWNSTAIRS W.C

Low level w.c, pedestal washbasin with tiled splash-backs, radiator, Karndean flooring, obscured front aspect window.

LOUNGE/DINER

16'04 x 14'09 (4.98m x 4.50m)

A spacious room with built in under-stairs storage cupboard, radiators, Karndean flooring, rear aspect window and French doors leading out to the garden. Open into;

KITCHEN

10'00 x 9'04 (3.05m x 2.84m)

High quality fully fitted Wren kitchen with wall and base mounted units and quartz worktops. Inset stainless steel sink unit. Integral appliances include electric oven with induction hob and tiled splash-backs, slimline dishwasher and washing machine. Space for fridge/freezer, Karndean flooring, front aspect window.

LANDING

Airing cupboard housing the gas-fired combi boiler, loft hatch to insulated loft space, doors lead off into bedrooms one, two, three and bathroom.

BEDROOM ONE

12'11 x 8'11 (3.94m x 2.72m)

Built in double wardrobe, radiator, rear aspect window overlooking the garden.

BEDROOM TWO

9'10 x 8'10 (3.00m x 2.69m)

Radiator, front aspect window.

BEDROOM THREE

8'03 x 7'10 (2.51m x 2.39m)

Radiator, rear aspect window overlooking the garden.

BATHROOM

7'01 x 5'05 (2.16m x 1.65m)

Three piece white suite comprising a bath with electric shower over and tiled surround, low level w.c, pedestal washbasin, heated ladder towel rail, obscured front aspect window.

OUTSIDE

The enclosed, private west-facing rear garden has been thoughtfully designed and landscaped to create a large patio ideal for relaxing and entertaining as well as an AstroTurf patch, flower borders and a summer house/storage shed with power. There is rear gated access to the parking area.

DIRECTIONS

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road and upon reaching the roundabout, take the turning left into Lining Wood where the property can be found on the right hand side.

SERVICES

Mains water and drainage, electric, oil.

Gigaclear and Openreach in area.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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

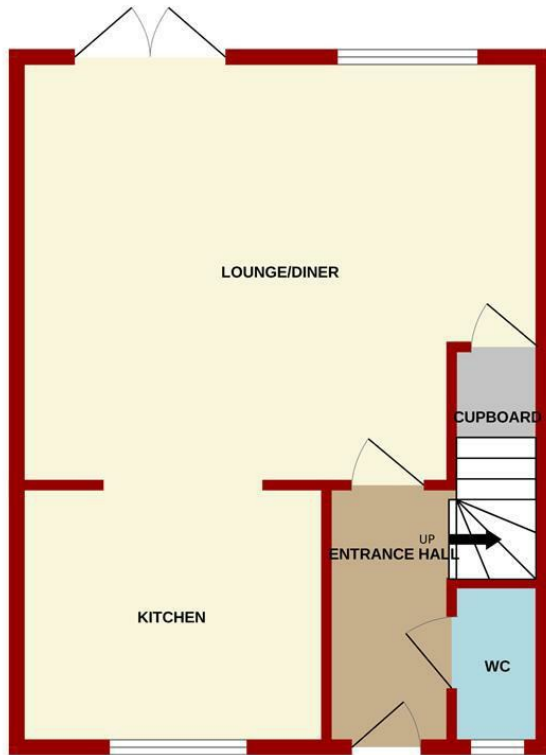
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

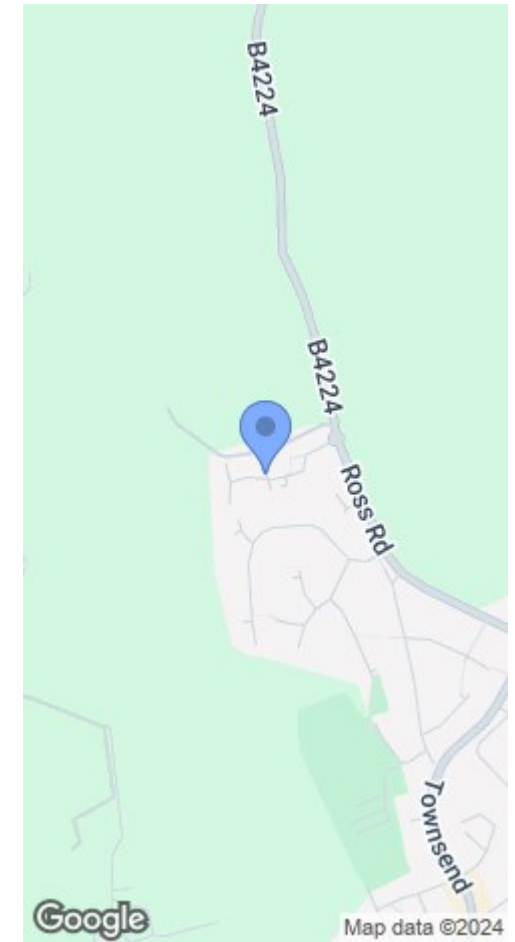
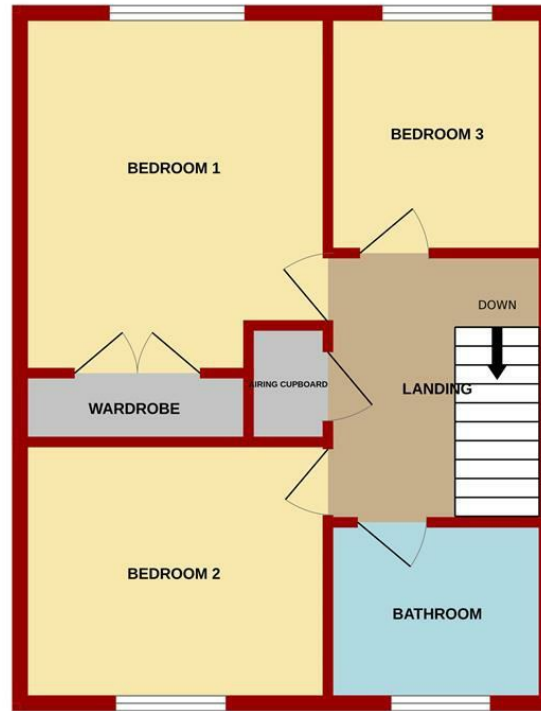
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(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			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		75	88				

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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