



**59 The Crescent**  
**Mitcheldean GL17 0SB**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 59 The Crescent

## Mitcheldean GL17 0SB

Guide Price £265,000

**We Are Pleased To Offer For Sale This Extended Three-Bedroom Detached House, Set On A Spacious Elevated Plot On The Outskirts Of Mitcheldean. The Property Boasts Stunning Views Over The Town, As Well As Hills And Countryside Beyond. It Features Well-Maintained Terraced Gardens That Back Onto Woodland, An En-Bloc Single Garage, Triple Glazing, And Convenient Access To Local Shops, As Well As Highly Regarded Primary And Secondary Schools.**

The Property Accommodation Comprises Sun Room/Dining Space, Lounge, Kitchen, Side Passage/Utility And W.C On The Ground Floor With Three Bedrooms And A Bathroom On 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.





Side aspect obscured upvc door leads into;

### SUN ROOM/DINING SPACE

13'08 x 6'01 (4.17m x 1.85m)

Phone and internet points, radiator, side and front aspect windows with stunning elevated views over the town towards hills and countryside. Opens into hall and door leads into side passage/utility.

### HALL

Stairs lead to the first floor landing with storage cupboard beneath, doors lead off into the lounge and kitchen.

### LOUNGE

19'08 x 14'05 to 8'10 (5.99m x 4.39m to 2.69m)

An L shaped room with feature stone surround fireplace, radiators, front aspect French doors with views and rear aspect window.

### KITCHEN

11'07 x 8'07 (3.53m x 2.62m)

Fitted wall and base mounted units with laminate worktops and an inset one and a half bowl stainless steel sink with drainer. Space for a gas cooker, plumbing for dishwasher, space for a fridge/freezer. Wall mounted gas-fired boiler, tiled splash-backs, rear aspect window, door into side passage/utility.

### SIDE PASSAGE/UTILITY

21'00 x 5'06 (6.40m x 1.68m)

Space and plumbing for a washing machine and additional fridge or freezer, radiator, obscured front aspect window, rear aspect door leads out to the garden, door into;

### W.C

Low level w.c, obscured rear aspect window.

### LANDING

Loft hatch to insulated loft space, airing cupboard housing the hot water immersion tank, side aspect window, doors lead off to bedrooms 1,2,3 and bathroom.







### **BEDROOM ONE**

**11'07 x 10'08 (3.53m x 3.25m)**

Radiator, front aspect window with stunning views over the town towards hills and countryside.

### **BEDROOM TWO**

**10'07 x 8'08 (3.23m x 2.64m)**

Radiator, rear aspect window looking out onto the garden.

### **BEDROOM THREE**

**9'00 x 7'07 (2.74m x 2.31m)**

Radiator, front aspect window with stunning views over the town towards hills and countryside.

### **BATHROOM**

**6'11 x 4'07 (2.11m x 1.40m)**

Modern white suite comprising bath with electric shower over and wet board surround, low level w.c, pedestal washbasin, radiator, obscured rear aspect window.

### **OUTSIDE**

The front and rear gardens are beautifully terraced, featuring a vibrant mix of flowers and shrubs, including a charming rose garden. Steps lead up to the property, where you'll find a patio seating area that offers stunning views. The west-facing rear garden benefits from panoramic views stretching towards the Malverns and the surrounding countryside.

### **DIRECTIONS**

From the Mitcheldean office, proceed down through the village turning left on to Carisbrook Road. Take the second turning left into Hollywell Road, bare right into The Crescent and follow the road all the way round to the left where the property can be found towards the end on the right hand side.

### **AGENTS NOTE**

We have been made aware that open cell spray foam insulation was installed in the loft, we recommend consulting your mortgage broker about any possible implications.

### **SERVICES**

Mains water and drainage, electric, gas.

Gigaclear and Openreach in area.





## **WATER RATES**

Severn Trent Water Authority - TBC

## **LOCAL AUTHORITY**

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

## **TENURE**

Freehold

## **VIEWINGS**

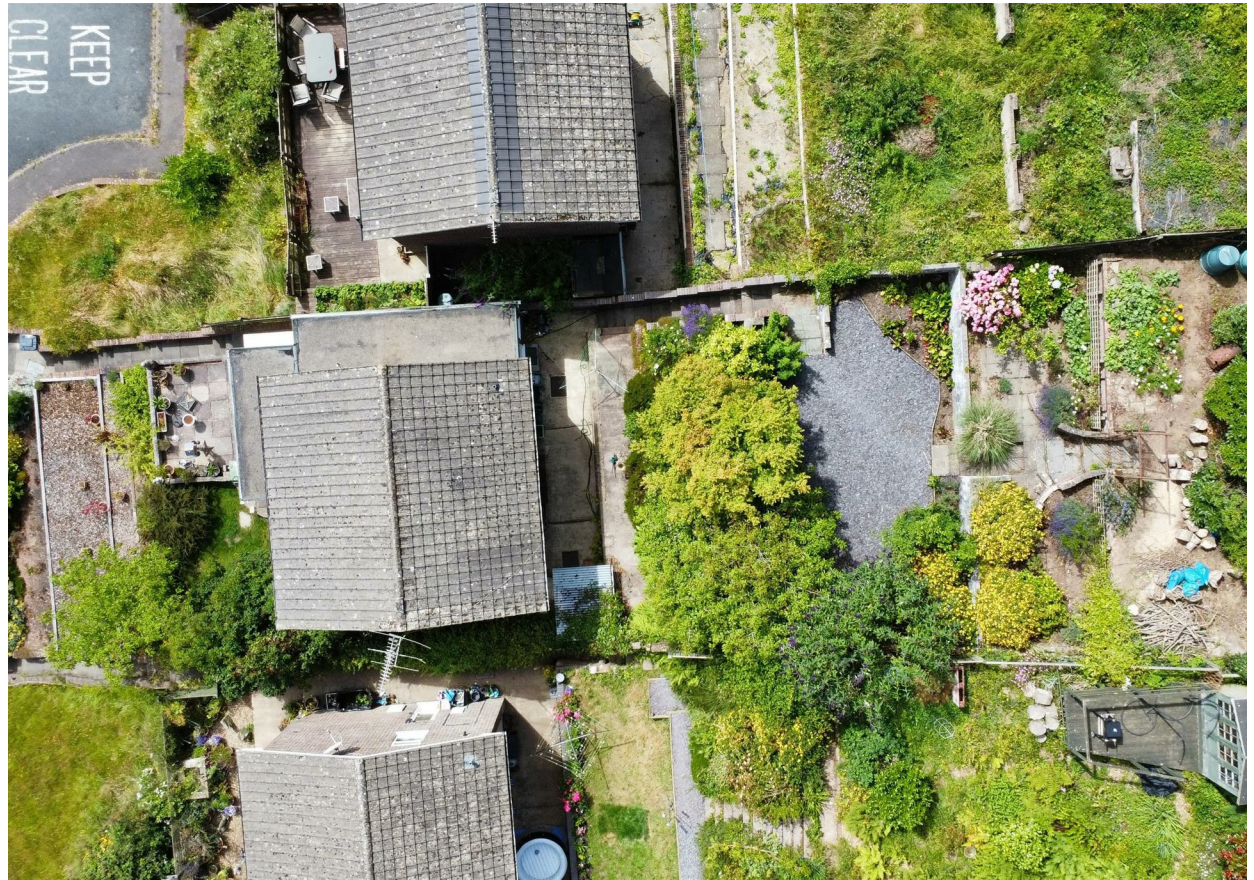
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## **PROPERTY SURVEYS**

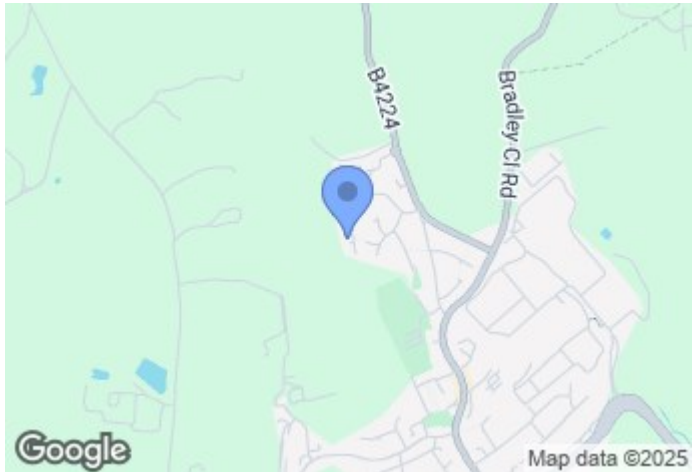
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## **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)

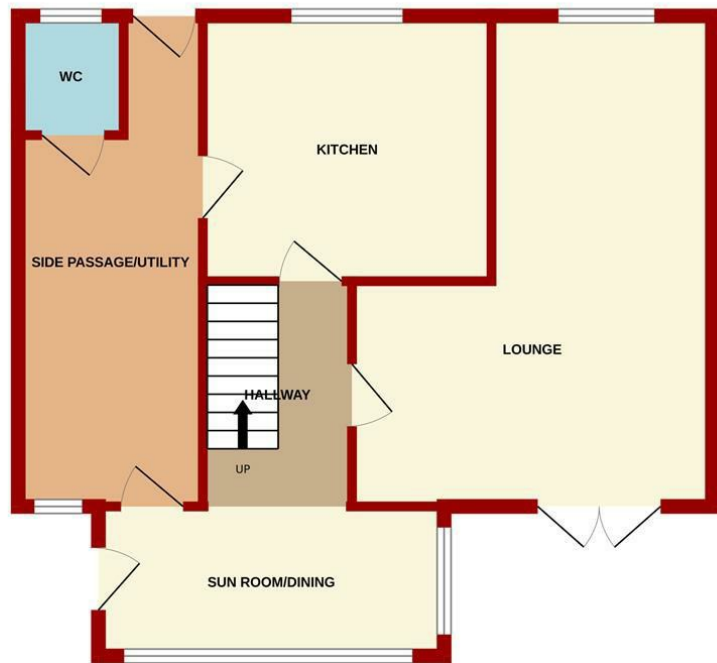








GROUND FLOOR



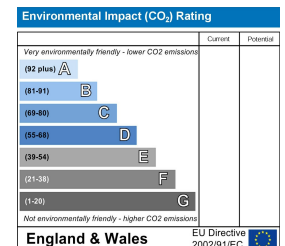
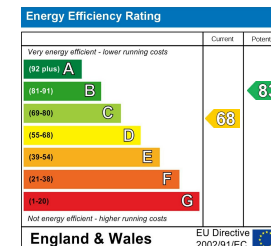
1ST FLOOR



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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#### 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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