



**8 Silver Street**  
**Mitcheldean GL17 0BZ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## 8 Silver Street

£229,000

### Mitcheldean GL17 0BZ

**We Are Delighted To Offer For Sale With No Onward Chain This Delightful Three Bedroom End-Terrace House Located Along A Quiet No-Through Road In Mitcheldean Offering A Large Rear Garden And Pleasant Views Of Surrounding Hills And Fields. This Ideal First Time Buy/Family Home Is Bursting With Potential And Will Make For An Exciting Opportunity To Put Your On Stamp On It.**

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.

The property accommodation briefly comprises entrance hall, lounge/diner, kitchen, wet room and lobby on the ground floor with three bedrooms, bathroom and separate w.c on the first floor.



Upvc front entrance door into;

### **ENTRANCE HALL**

Radiator, stairs lead to the first floor landing, doors lead to the lounge/diner and kitchen.

### **LOUNGE/DINER**

**18'0" x 9'3" (5.49m x 2.82m)**

Recently installed living flame gas fire with tiled hearth and surround, radiator, serving hatch, front aspect window and rear aspect sliding patio door leading out to the garden.

### **KITCHEN**

**14'11" x 10'1" (4.55m x 3.07m)**

Fitted wall and base level units with laminate worktops, inset stainless steel washbasin unit with drainer, space for a gas cooker, under-counter fridge or freezer and space and plumbing for washing machine. Wall mounted gas-fired combi boiler, radiators, rear aspect window overlooking the garden, door through to lobby.

### **LOBBY**

Fitted storage units, side aspect wooden door, door leads into;

### **WET ROOM**

**5'3" x 3'8" (1.60m x 1.12m)**

Electric shower, low level w.c, wall mounted wash basin, part tiled walls, obscured side aspect window.

### **LANDING**

Loft hatch to loft space, overstairs storage cupboard, radiator, rear aspect window, doors lead into bedrooms 1,2,3, bathroom and separate w.c.

### **BEDROOM ONE**

**12'7" x 12'4" (3.84m x 3.76m)**

Built-in storage cupboard, radiator, front aspect window with view towards hillside.

### **BEDROOM TWO**

**11'11" x 9'8" (3.63m x 2.95m)**

Radiator, front aspect window with view towards hillside.





### **BEDROOM THREE**

**8'1" x 7'5" (2.46m x 2.26m)**

Airing cupboard with radiator, radiator, rear aspect window overlooking the garden.

### **BATHROOM**

**6'6" x 5'5" (1.98m x 1.65m)**

Bath with electric shower over, pedestal washbasin, tiled walls, radiator, obscured rear aspect window.

### **SEPARATE WC**

Low level w.c, radiator, obscured rear aspect window.

### **OUTSIDE**

The property is fronted by an attractive stone wall and well kept hedging, gated access leads to the mostly gravelled front garden and front door with canopy porch. To the side of the property is a brick built shed and space for bin storage. This leads to the side entrance with canopy porch and in turn the rear garden.

The large rear garden is mostly laid to lawn with well stocked herbaceous borders, a path leads up to the top of the garden backing onto fields.

### **SERVICES**

Mains electricity, gas, water & drainage. Standard Broadband.

### **AGENTS NOTE**

The property was formerly of non-standard construction but has since been bricked up. We advise speaking with your lender regarding any potential mortgage implications.

### **WATER RATES**

Severn Trent Water Authority - Rate TBC

### **LOCAL AUTHORITY**

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

### **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.

## DIRECTIONS

From our office in Mitcheldean proceed down to the mini roundabout taking the right hand exit, just beyond the petrol station and after approximately 200 metres take the left turn into Silver Street. The property can be found a little way along on the left hand side as per our For Sale board.

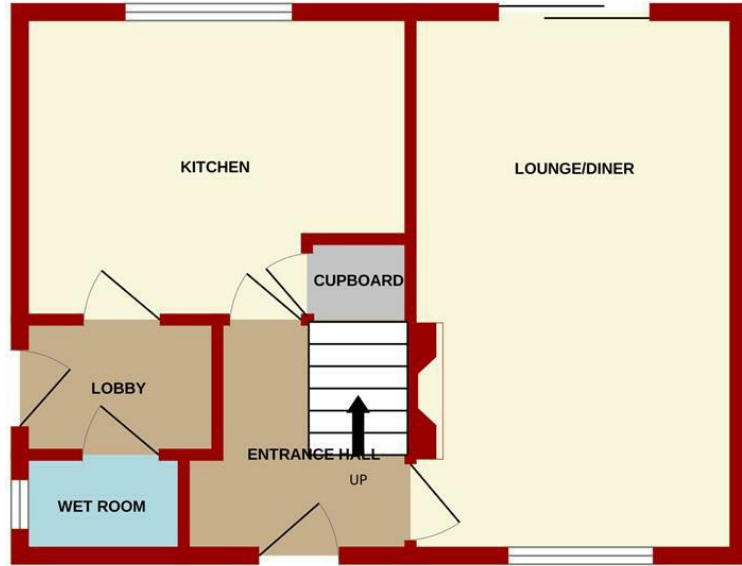
## MONEY LAUNDERING REGULATIONS

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)

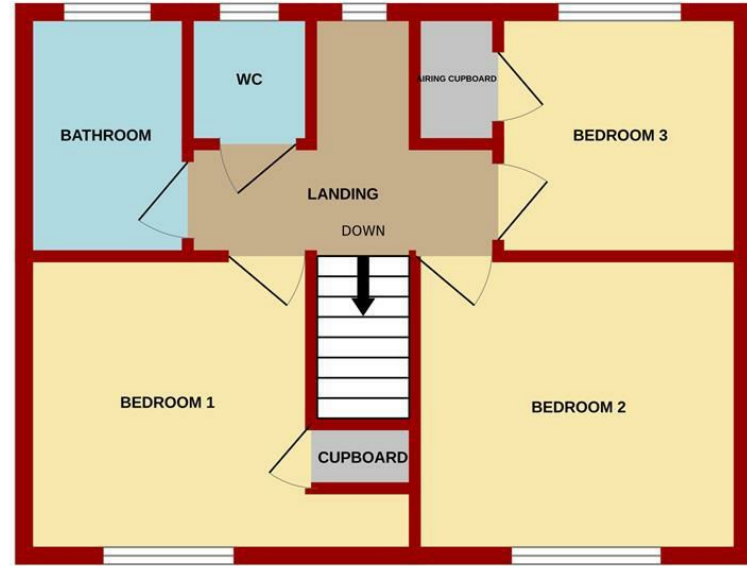




GROUND FLOOR



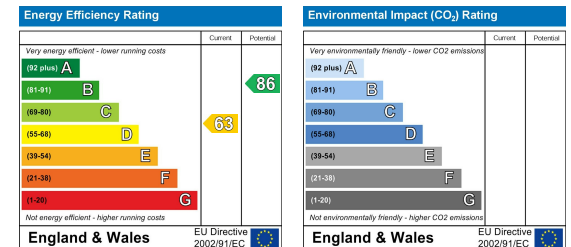
1ST FLOOR



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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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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