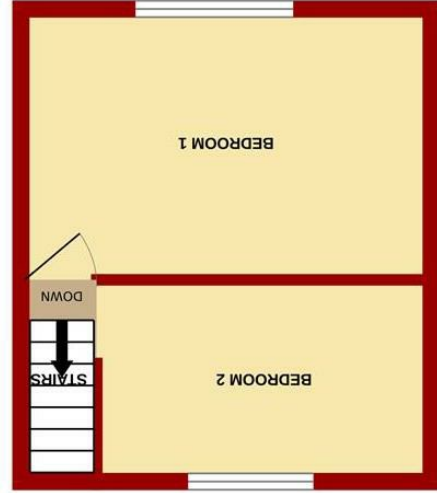
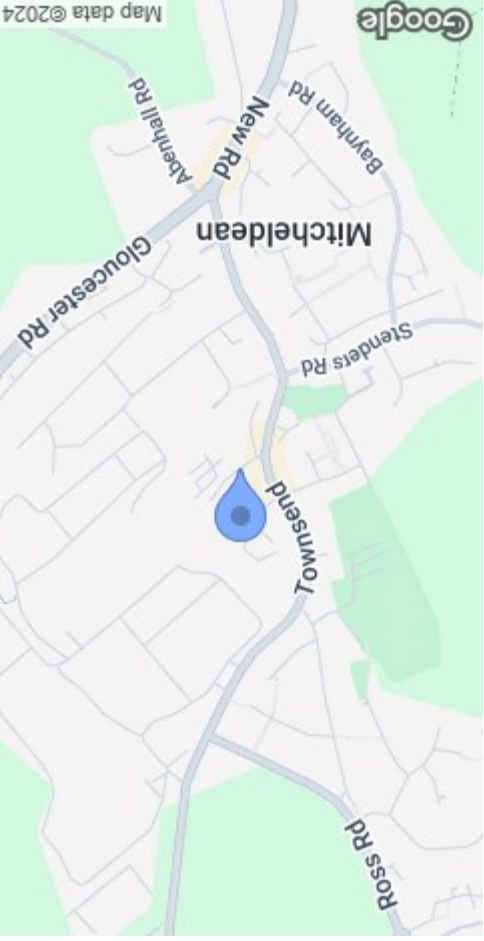




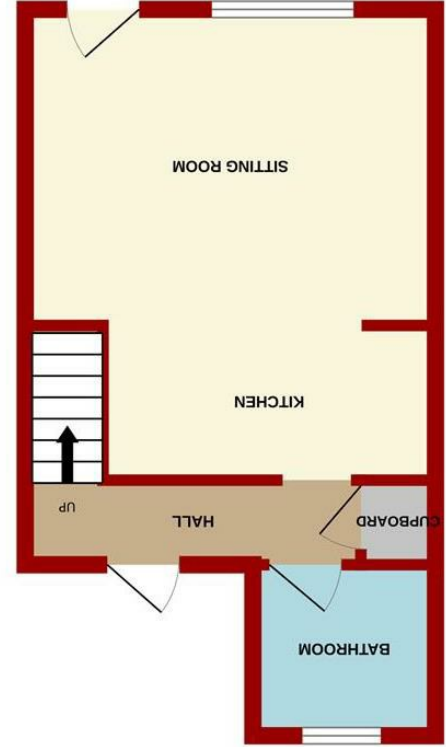
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows and other items are approximate and responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure ©2024



1ST FLOOR



GROUND FLOOR



1 Brook Street
 Mitcheldean GL17 0AU

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£125,000

We Are Delighted To Offer For Sale This Exciting Renovation Project Located In The Centre Of Mitcheldean. Charming Two Bedroom Semi-Detached Character Cottage With Generous Sized Rear Garden, Gas Central Heating And No Onward Chain.

The Accommodation Briefly Comprises Sitting Room, Kitchen And Bathroom On The Ground Floor And Two Bedrooms 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.

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 double glazed upvc door leads into;

SITTING ROOM

13'11 x 10'09 (4.24m x 3.28m)

Radiator, front aspect window. Leads through to;

KITCHEN

10'11 x 5'03 (3.33m x 1.60m)

Fitted wall and base level units with laminate worktops and inset stainless steel 1.5 sink unit with drainer. Space for a gas cooker with extractor hood above, space and plumbing for a washing machine. Wall mounted gas-fired combi boiler. Rear aspect window, leads into;

REAR HALL

Storage cupboard, radiator, stairs leading to the first floor, door out to the rear garden, door leads into;

BATHROOM

7'02 x 5'04 (2.18m x 1.63m)

Comprising a three piece white suite with bath, low level w.c and vanity washbasin, radiator, obscured rear aspect window.

BEDROOM ONE

14'01 x 9'02 (4.29m x 2.79m)

Radiator, front aspect window.

BEDROOM TWO

11'04 x 6'11 (3.45m x 2.11m)

Radiator, rear aspect window, loft hatch to loft space.

OUTSIDE

The property enjoys a right of access to its garden via the rear of the neighbouring property. Immediately to the back of the cottage is a patio area, steps lead up to a further large patio with borders, feature pond and large timber frame cabin/workshop with power.

SERVICES

Mains electric, gas, water and drainage. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority- TBC

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 through the village centre, take the right hand turning into Brook Street, just before the doctors surgery. The property can be found after a short distance on the left 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)

