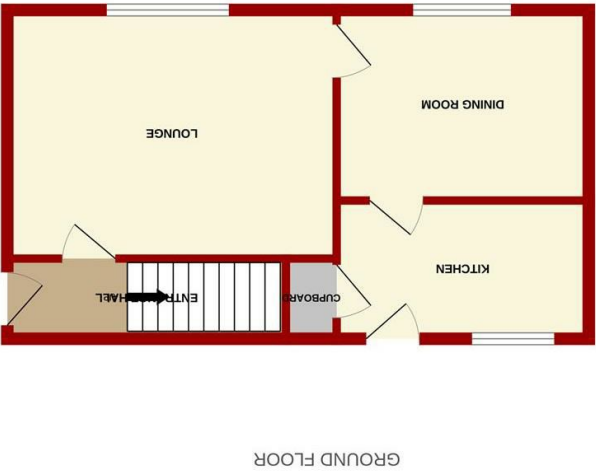
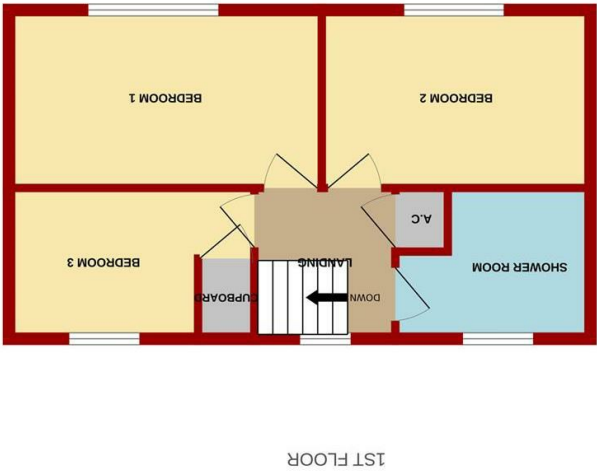
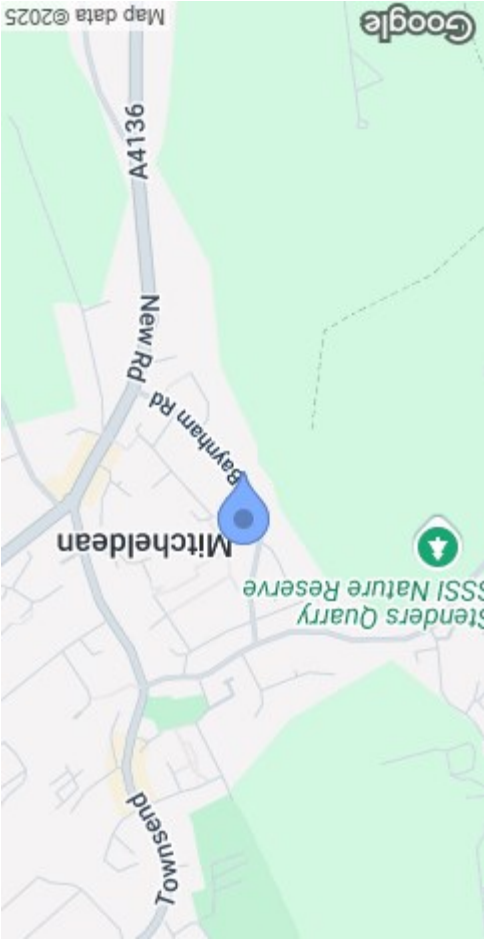


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Very energy efficient - low running costs		A (92 plus)	
Energy efficient - low running costs		B (81-91)	
Decent energy efficiency - low running costs		C (69-80)	
Average energy efficiency - average running costs		D (55-68)	
Below average energy efficiency - above average running costs		E (45-54)	
Poor energy efficiency - high running costs		F (35-44)	
Very poor energy efficiency - very high running costs		G (25-34)	
Minimum Energy Efficiency Standard (MEES)			72
Minimum Energy Efficiency Standard (MEES)			84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very low environmental impact - lower CO <sub>2</sub> emissions		A (92 plus)	
Low environmental impact - lower CO <sub>2</sub> emissions		B (81-91)	
Decent environmental impact - average CO <sub>2</sub> emissions		C (69-80)	
Average environmental impact - average CO <sub>2</sub> emissions		D (55-68)	
Below average environmental impact - above average CO <sub>2</sub> emissions		E (45-54)	
Poor environmental impact - high CO <sub>2</sub> emissions		F (35-44)	
Very poor environmental impact - very high CO <sub>2</sub> emissions		G (25-34)	
Minimum Environmental Impact Standard (MEIS)			72
Minimum Environmental Impact Standard (MEIS)			84



31 Baynham Road  
Mitcheldean GL17 0JR



£225,000

OFFERED FOR SALE WITH NO ONWARD CHAIN, this THREE-BEDROOM DETACHED PROPERTY presents an EXCITING OPPORTUNITY FOR UPDATING AND MODERNISATION. LOCATED IN AN ELEVATED POSITION WITH STUNNING COUNTRYSIDE VIEWS, the property features a LOUNGE, SEPARATE DINING ROOM, KITCHEN, THREE BEDROOMS, and a SHOWER ROOM. It is SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF MITCHELDEAN.

The property also benefits from SLOPING FRONT AND REAR GARDENS, an EN-BLOC SINGLE GARAGE, and PARKING. Additionally, THE WELL-REGARDED PRIMARY SCHOOL AND DENE MAGNA SECONDARY SCHOOL ARE WITHIN WALKING DISTANCE.

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.



Side aspect upvc door leads into;

**ENTRANCE HALL**

Radiator, stairs to the first floor landing, door leads into;

**LOUNGE**

15'05 x 11'08 (4.70m x 3.56m)

Radiator, front aspect window with countryside views, door leads into;

**DINING ROOM**

11'10 x 7'10 (3.61m x 2.39m)

Radiator, front aspect window with countryside views, door leads into;

**KITCHEN**

Fitted wall and base level units with inset stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, radiator, understairs storage cupboard, rear aspect window and upvc door leading out to the garden.

**LANDING**

Loft access, airing cupboard housing the gas-fired combi boiler, rear aspect window, doors to bedrooms one, two, three and shower room.

**BEDROOM ONE**

14'11 x 8'04 (4.55m x 2.54m)

Radiator, front aspect window with views.

**BEDROOM TWO**

12'07 x 7'07 (3.84m x 2.31m)

Built in wardrobes, front aspect window with views.

**BEDROOM THREE**

12'00 x 6'05 (3.66m x 1.96m)

Built in cupboard, rear aspect window.

**SHOWER ROOM**

7'09 x 7'00 (2.36m x 2.13m)

Walk-in mains fed shower with wet board surround, low level w.c, pedestal washbasin, radiator, obscured rear aspect window.

**OUTSIDE**

Shared steps lead up to the main side entrance. The front and rear gardens are gently sloping and mostly laid to lawn with mature trees and shrubs interspersed. There is a patio immediately to the rear of the property. There is a single en-bloc garage located further along Baynham Road with parking space for one vehicle in front.

**AGENTS NOTE**

Open cell spray foam loft insulation was installed in the property in 2022. Please contact your Financial Advisor regarding possible mortgage implications.

**DIRECTIONS**

From the Mitcheldean office proceed up the Stenders Road in the direction of Drybrook, taking the second turning left in to Baynham Road. Follow the road for a short distance where the property can be found on the right hand side.

**SERVICES**

Mains gas, electricity, drainage & water. Hot water solar panels.

**MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

Severn Trent Water Authority. Rate TBC

**LOCAL AUTHORITY**

Council Tax Band: C  
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.

**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)

