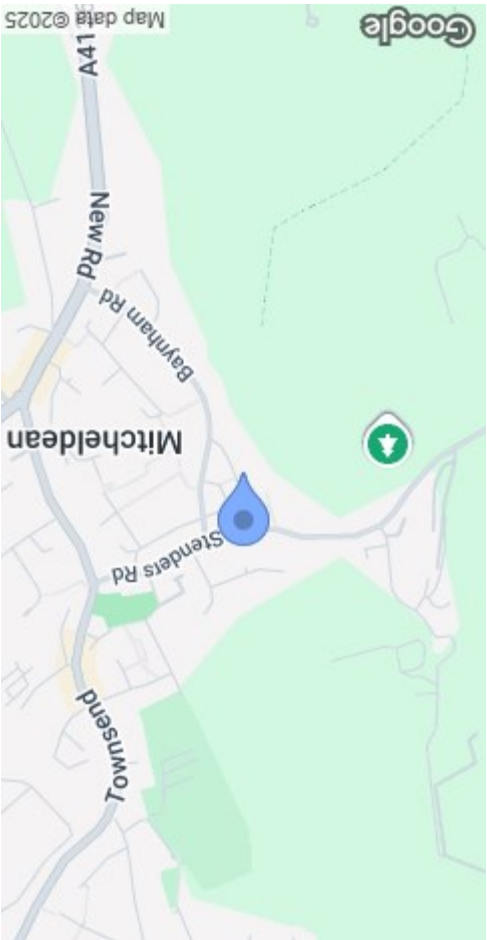


Figure 1: Comparison of the UK's performance in the 2020/21 Environmental Impact (CO₂) Rating and Energy Efficiency Rating

The figure consists of two horizontal bar charts. The top chart shows the Energy Efficiency Rating (A to G) for different energy sources, with the UK's performance indicated by a green arrow pointing to 80. The bottom chart shows the Environmental Impact (CO₂) Rating (A to G) for different energy sources, with the UK's performance indicated by a green arrow pointing to 67. The UK's performance is compared to the EU average and the best performing country in the EU.

Energy Source	Energy Efficiency Rating (2020/21)	Environmental Impact (CO ₂) Rating (2020/21)
Best performing country in EU	A	A
EU average	B	B
UK	80	67
Worst performing country in EU	G	G



STEVE GOOCH
ESTATE AGENTS | EST 1985

Price Guide £245,000

This BEAUTIFULLY PRESENTED and SPACIOUS (1022 SQ.FT) FOUR-BEDROOM SEMI-DETACHED HOUSE offers a range of desirable features, including a 15.FT LOUNGE, KITCHEN/DINER with built in appliances, MASTER BEDROOM with EN-SUITE BATHROOM, ENCLOSED REAR TIERED GARDEN, and STUNNING ELEVATED VIEWS of FIELDS and COUNTRYSIDE. Additional highlights include an EN-BLOC SINGLE GARAGE and CONVENIENT ACCESS TO THE VILLAGE CENTRE and PRIMARY and SECONDARY SCHOOLS. The property is equipped with GAS-FIRED CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT, ensuring comfort and energy efficiency.

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 upvc door leads into:

ENTRANCE HALL

A warm and inviting space with wood flooring, radiator, stairs lead to the first floor landing. Door leads into:

LOUNGE

15'8" x 10'10" (4.78m x 3.30m)

Feature fireplace with wooden mantel and surround, integrated speaker system, wood flooring, understairs storage cupboard, radiator, power points with usb sockets, TV point, Internet point, front aspect window with elevated far reaching views towards countryside and woodland. Door into:

KITCHEN/DINER

13'10" x 11'10" (4.22m x 3.61m)

Comprising a range of modern base and wall mounted units with laminate worktops, integral ceramic sinkbasin with drainer, integrated Hotpoint dishwasher, space for a cooker with extractor hood above, space for an American style fridge/freezer, integrated speaker system, radiator, laminate wood flooring, rear aspect window overlooks the garden. side aspect door leads into:

SIDE PORCH/UTILITY

Of a partly glazed construction, fitted worktops, plumbing for a washing machine, lighting and power points, wall mounted Worcester gas-fired combi boiler, door to the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Radiator, front aspect window with far reaching views, doors leading off to bedrooms 2,3,4 and the shower room. Stairs lead up to the principal en-suite bedroom.

BEDROOM TWO

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

Radiator, power points, rear aspect window overlooking the garden.

BEDROOM THREE

12'0" x 5'10" (3.66m x 1.78m)

Power points, tv points, radiator, rear aspect window overlooking the garden.

BEDROOM FOUR

8'11" x 7'8" (2.72m x 2.34m)

Would also make an ideal office, radiator, power points, front aspect window with far reaching views towards countryside and woodland.

SHOWER ROOM

Modern white suite comprising a low level wc, vanity wash hand basin and shower cubicle with tiled surround. Storage cupboard, part tiled walls, tiled flooring, heated ladder towel rail, side aspect obscured glazed window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD UP TO:

SECOND FLOOR LANDING

Door leads into:

BEDROOM ONE

11'11" x 11'5" (3.63m x 3.48m)

Walk-in wardrobe, built-in storage units with shelving and lighting and eaves storage. Radiator, integrated speaker system, rear aspect window overlooking the garden. Door into:

EN-SUITE BATHROOM

6'4" x 5'3" (1.93m x 1.60m)

Modern white suite comprising a bath with shower over, low level w.c, vanity wash hand basin, integrated speaker system, part tiled walls, heated ladder towel rail, Velux skylight.

OUTSIDE

At the front of the property, shared steps lead up to the main entrance, complemented by outside lighting. The area features a gently sloped lawn, a gated access to a patio/seating area, and an additional outside light for convenience. The front garden offers delightful rooftop views overlooking fields and the countryside. A pathway extends along the side of the property, providing access to the rear garden.

REAR GARDEN

The rear garden features a charming patio and seating area, with tiered landscaping that includes multiple patio spaces. At the top, a level lawn provides additional outdoor space, complemented by a timber-framed shed. The garden also offers convenient external power points, outside lighting, and a water tap. Enclosed by fencing and hedging, the space ensures privacy while enjoying picturesque views of the surrounding fields and countryside.

EN-BLOC GARAGE

Opposite the property a pathway gives access to the single en-bloc garage which is in need of some repair.

SERVICES

Mains water, gas, drainage and electric.

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 - rates to be advised.

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Mitcheldean office, proceed up Stenders Road, taking the second left into Baynham Road. Take the first right into Wintles Close, where the property can be found at the end on the left hand side.

PROPERTY SURVEYS

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

