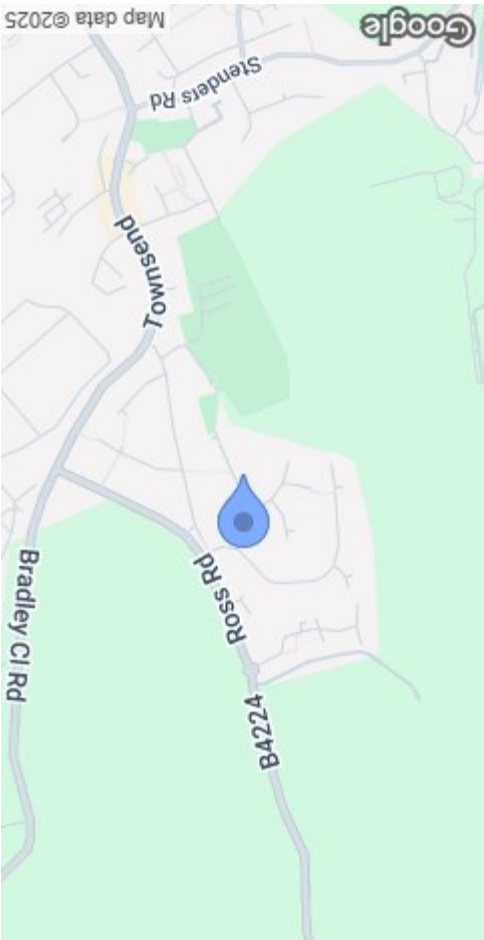




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Energy Efficiency Rating		80	
Energy Efficiency Rating		6-7	
Energy Efficiency Rating		A	
Energy Efficiency Rating		B	
Energy Efficiency Rating		C	
Energy Efficiency Rating		D	
Energy Efficiency Rating		E	
Energy Efficiency Rating		F	
Energy Efficiency Rating		G	
Energy Efficiency Rating		H	
Energy Efficiency Rating		I	
Energy Efficiency Rating		J	
Energy Efficiency Rating		K	
Energy Efficiency Rating		L	
Energy Efficiency Rating		M	
Energy Efficiency Rating		N	
Energy Efficiency Rating		O	
Energy Efficiency Rating		P	
Energy Efficiency Rating		Q	
Energy Efficiency Rating		R	
Energy Efficiency Rating		S	
Energy Efficiency Rating		T	
Energy Efficiency Rating		U	
Energy Efficiency Rating		V	
Energy Efficiency Rating		W	
Energy Efficiency Rating		X	
Energy Efficiency Rating		Y	
Energy Efficiency Rating		Z	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to take measurements of the property themselves and to ensure that the measurements are taken in the same way as the measurements shown on the plan. Measurements are not to scale and are not to be used as a guide for any other purpose.



GROUND FLOOR



12a Glebe Close
Mitcheldean GL17 0BW



STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW comprising of ENTRANCE PORCH, HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS and BATHROOM Benefits include GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING and ENCLOSED GARDEN.

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 12 miles 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.



PORCH

7'5" x 5'5" (2.26m x 1.65m)

Accessed via a lead light glazed panel door, the porch is of brick construction with windows to side and rear aspect and polycarbonate roof, power points, single radiator, wood laminate flooring, exposed brick wall, wall lights, an inner door gives access into:

HALLWAY

8'2" x 2'8" (2.49m x 0.81m)

Ceiling light, access to roof space, storage cupboard, glazed panel door gives access into:

LOUNGE

13'1" x 11'1" (3.99m x 3.38m)

Chimney breast with alcoves to either side, ceiling light, coving, central heating thermostat, one single and one double radiator, power points, TV point, front aspect window overlooking the garden with forest and countryside views in the distance. A glazed panel door gives access into:

KITCHEN

6'3" x 8'1" (1.91m x 2.46m)

Comprising of single bowl sink and drainer with monobloc mixer tap, rolled edge work tops, range of base and wall mounted units, tiled surrounds, power points, gas fired central heating and hot water boiler with timed controls, ceiling light, coving, single radiator with breakfast bar over, tiled flooring, space for fridge/freezer and washing machine, front aspect window overlooking front garden.

BEDROOM ONE

8'0" x 9'3" (2.44m x 2.82m)

Ceiling light, coving, single radiator, power points, rear aspect window overlooking the back garden.

BEDROOM TWO

8'1" x 5'2" (2.46m x 1.57m)

Ceiling light, coving, power points, single radiator, wood laminate flooring, rear aspect sliding patio doors opening onto the rear garden.

BATHROOM

7'8" x 5'0" (2.34m x 1.52m)

White suite with modern side panel bath with wooden side panel, tiled surrounds, mains fed shower fitted over bath, pedestal wash hand basin, concealed cistern WC, ceiling light, coving, double radiator, shaver point, side aspect obscure window.

OUTSIDE

To the front is a driveway for parking several vehicles, a gravel area with a variety of shrubs for easy maintenance partially enclosed by fencing surround. The rear garden has a gravelled seating area with a glazed-roof pergola type structure providing a sheltered spot for enjoying the outdoors, steps lead to a rockery and lawned area where a Bramley apple tree sits to the side and a garden shed, all enclosed by hedging and fence surround. An outside tap is situated at the side of the property.

DIRECTIONS

From the Mitcheldean Office, proceed through the village, turning left onto Carisbrook Road. Take the second left turning into The Crescent followed by the first left into Glebe Close. The property can be found after a short distance on the right hand side.

SERVICES

Mains electric, gas, water and drainage

WATER

Severn Trent Water Authority

LOCAL AUTHORITY

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

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)

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.

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.

