



18 Lining Wood  
Mitcheldean GL17 0EN



STEVE GOOCH  
ESTATE AGENTS | EST 1985



## Guide Price £270,000

We are delighted to offer for sale this SPACIOUS, WELL APPOINTED THREE BEDROOM, TWO RECEPTION, TWO BATHROOM SEMI-DETACHED HOUSE LOCATED IN THE SOUGHT AFTER LINING WOOD DEVELOPMENT ON THE OUTSKIRTS OF MITCHELDEAN. This IDEAL FAMILY HOME offers a LIVING ROOM and SEPARATE DINING ROOM, CONTEMPORARY FULLY FITTED KITCHEN, CLOAKROOM, EN-SUITE SHOWER ROOM TO THE PRINCIPAL BEDROOM and FAMILY BATHROOM. Outside the property benefits from DRIVEWAY PARKING FOR ONE/TWO VEHICLES, ATTACHED SINGLE GARAGE and an ENCLOSED WEST-FACING REAR 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.







### ENTRANCE HALL

Radiator, thermostat heating controls, stairs lead to the first floor landing, doors lead off to the cloakroom and living room.

### CLOAKROOM

Low level w.c, pedestal washbasin with tiled splashbacks, radiator, tiled floor, obscured front aspect window.

### LIVING ROOM

15'09 x 13'06 (4.80m x 4.11m)

A spacious room with Tv point, radiators, front aspect window, door leads through to the dining room.

### DINING ROOM

9'11 x 8'05 (3.02m x 2.57m)

Under-stairs storage cupboard, French doors leading out to the rear garden, opens into;

### KITCHEN

9'10 x 7'10 (3.00m x 2.39m)

Contemporary wall and base level units with laminate worktops and tiled splashbacks, integral electric oven, gas hob, extractor hood above, space and plumbing for a washing machine, space for a fridge/freezer. Rear aspect window overlooks the garden, tiled floor.

### LANDING

Access to insulated loft space, airing cupboard housing the gas-fired Worcester combi boiler, doors lead into the three bedrooms and family bathroom.

### BEDROOM ONE

11'02 x 9'06 (3.40m x 2.90m)

Built in double wardrobe, radiator, front aspect window, door into;

### EN SUITE SHOWER ROOM

Mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin, heated towel rail, tiled floor.

### BEDROOM TWO

10'00 x 9'05 (3.05m x 2.87m)

Radiator, rear aspect window with woodland views.

### BEDROOM THREE

7'11 x 6'09 (2.41m x 2.06m)

Radiator, front aspect window.

### FAMILY BATHROOM

6'04 x 5'05 (1.93m x 1.65m)

Three piece white suite comprising a bath with tiled splashbacks, low level w.c, pedestal washbasin, heated towel rail, tiled floor, obscured rear aspect window.

### OUTSIDE

To the front of the property there is a driveway for one/two vehicles which leads to the attached single garage. There is a well kept small front garden with shrubs and bushes, a path leads to the front door.

The enclosed west-facing rear garden comprises patio with steps up to a sloping lawn having attractive borders, shrubs and small trees.

### DIRECTIONS

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road and upon reaching the roundabout, take the turning left into Lining Wood where the property can be found about halfway along on the left hand side.

### SERVICES

Mains water, electricity, gas, drainage.

### WATER RATES

Severn Trent - to be confirmed.

### 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.

### PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

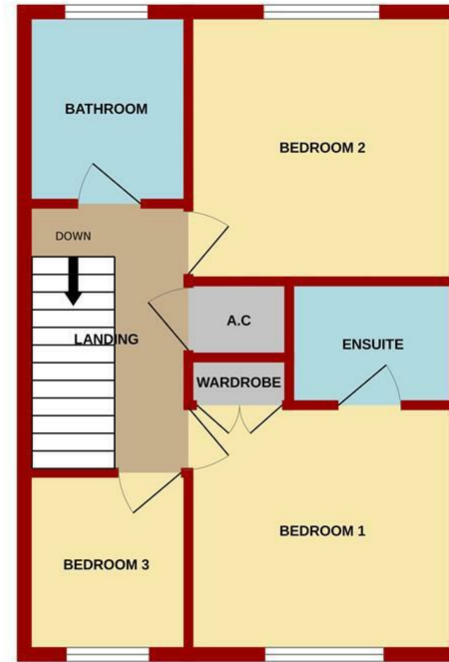
### MONEY LAUNDERING REGULATIONS

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)

GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



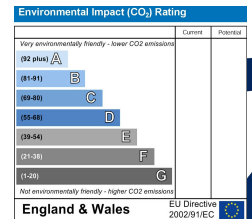
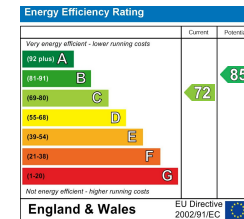
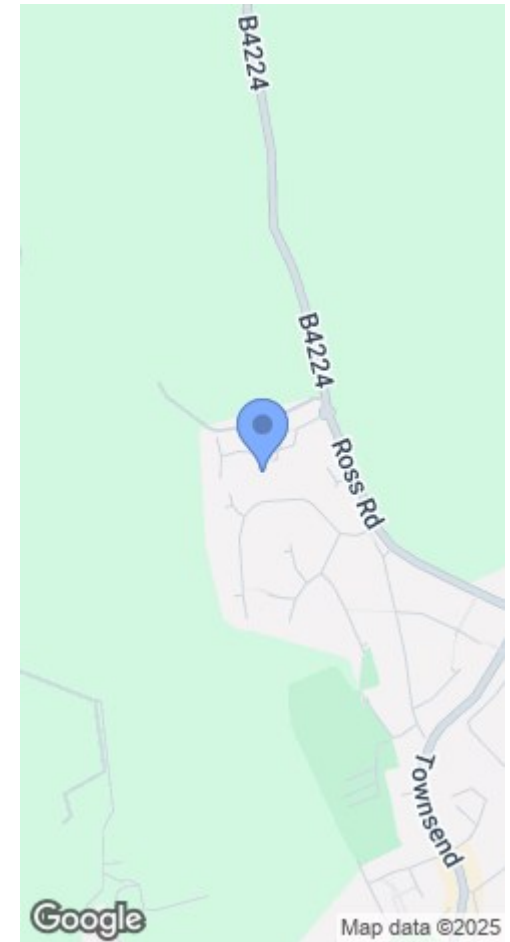
1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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#### 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.



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