

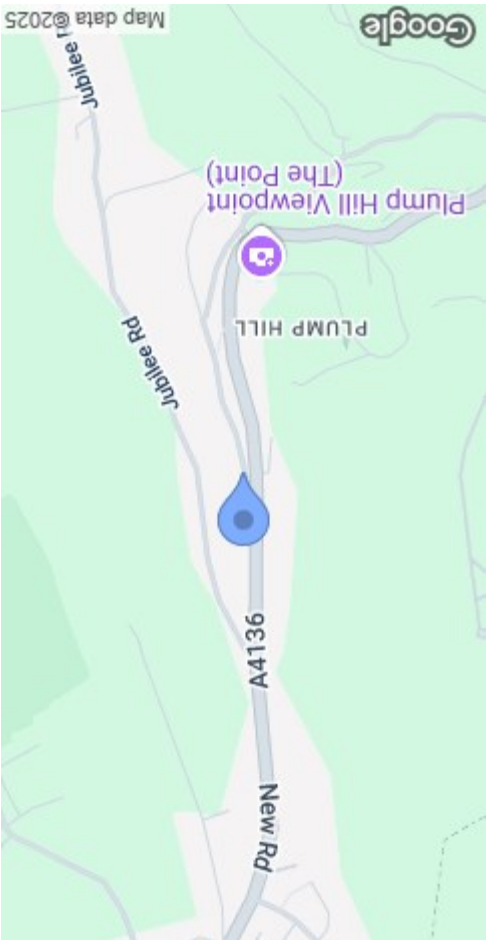
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Floor plan of a 2-bedroom apartment. The layout includes a central hallway with a staircase labeled 'DOWN' and 'LANDING'. To the right is a bathroom. Below the hallway are two bedrooms, labeled 'BEDROOM 1' and 'BEDROOM 2'. A linen cupboard is located near the entrance to Bedroom 1. The plan shows door swings and window locations.

Floor plan of a house with a red exterior wall. The plan includes a Hall, Kitchen, Dining Room, Lounge, and Porch. A staircase labeled 'UP' is located in the Hall. The Porch has a double door leading into the Lounge. The Dining Room and Lounge are separated by a wall. The Kitchen is adjacent to the Hall and Dining Room.

GROUND FLOOR



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

£250,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO-BEDROOM SEMI-DETACHED COTTAGE, enjoying FAR-REACHING VIEWS and has been OWNED AND OCCUPIED BY THE SAME VENDOR FOR 70 YEARS. The property benefits from LPG CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDENS, GARAGE, AND PARKING.

The accommodation comprises an ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, AND INNER HALLWAY to the ground floor, with TWO BEDROOMS AND A FAMILY BATHROOM to 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 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.



The property is accessed via a pair of picket style gates with timber slope and concrete steps leading down to the:

**ENTRANCE PORCH**

6'09 x 4'07 (2.06m x 1.40m)

Timber construction with upvc cladding, obscure glazed panel door leads into the porch with ceiling light, power point, rear aspect window overlooking the garden, obscure glazed panel upvc door leading into the:

**DINING ROOM**

10'10 x 8'08 (3.30m x 2.64m)

Ceiling light, chimney breast, alcoves to either side, half- wall tongue & groove timber cladding, single radiator, power points, front aspect upvc double glazed window.

**LOUNGE**

11'00 x 10'10 (3.35m x 3.30m)

Feature fireplace with living flame gas fire inset, timber surround, timber mantle, tiled hearth, alcoves to either side, ceiling light, coving, half-wall timber cladding, tv point, telephone point, single radiator, front aspect upvc double glazed window overlooking the garden with far reaching views over the garden, countryside and towards Abenhall church, concertina door and step into Kitchen, opening into:

**KITCHEN**

10'04 x 5'05 (3.15m x 1.65m)

One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, range of base and wall mounted units, rolled edge worktops, tiled surrounds, plumbing for automatic washing machine, space for freestanding cooker, ceiling light, side aspect upvc double glazed window, opening and stairs leading to the first floor, opening into:

**HALLWAY**

9'03 x 2'05 opening to 5'05 (2.82m x 0.74m opening to 1.65m)

Understairs storage area, power, lighting.

From the kitchen, a curtain opening leads up the stairs to the first floor:

**LANDING**

Ceiling light, radiator, power point, access to roof space, rear aspect upvc double glazed window, doors into:

**BEDROOM ONE**

10'11 x 10'11 (3.33m x 3.33m)

Ceiling light, central heating thermostat control, single radiator, power point, door to airing cupboard housing the LPG gas central heating and domestic hot water boiler and slatted shelving space, front aspect upvc double glazed window overlooking the garden, countryside and towards Abenhall church in the distance.

**BEDROOM TWO**

10'11 x 8'08 (3.33m x 2.64m)

Ceiling light, coving, chimney breast with alcoves to either side, two single radiators, power point, front aspect upvc double glazed window overlooking the garden with far reaching views over the garden, countryside and towards Abenhall church in the distance.

**BATHROOM**

7'10 x 5'05 (2.39m x 1.65m)

Coloured suite with low level w.c, pedestal wash hand basin, wet board fitted two two walls, separate shower cubicle with Mira shower fitted, ceiling light, radiator, laminate flooring, side aspect upvc double glazed window.

**OUTSIDE**

From the porch door, a concrete area houses the LPG storage space for bottles and garden shed. A raised decking area, covered in Astroturf, provides a pleasant seating space, with additional decking and steps leading down to the garden, offering beautiful far-reaching views.

On the opposite side of Glencoe Lane, a further garden area includes a parking/pull-in space, with steps leading up to a lawned garden—ideal for a small produce area—partially enclosed by hedging for privacy.

The property also benefits from a single garage with one parking space in front.

**DIRECTIONS**

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up Plump Hill, taking the third turning left into Glencoe Lane where the property can be found after a very short distance on the left hand side.

**SERVICES**

Mains water, electricity. Septic Tank. LPG.

**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

**LOCAL AUTHORITY**

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

**TENURE**

Freehold

**PROPERTY SURVEYS**

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

**VIEWINGS**

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)