



7 Nourse Place  
Mitcheldean GL17 0JU



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 7 Nourse Place

## Mitcheldean GL17 0JU

Guide Price £240,000

**We are delighted to offer for sale this VERY WELL PRESENTED, MUCH LOVED THREE BEDROOM, TWO RECEPTION SEMI-DETACHED PROPERTY with ATTRACTIVE GARDENS TO THE FRONT AND REAR, SINGLE GARAGE and OFF-ROAD PARKING FOR TWO VEHICLES. LOCATED IN THE POPULAR TOWN OF MITCHELDEAN WITHIN A SHORT WALK OF THE WELL REGARDED PRIMARY AND SECONDARY SCHOOLS, this wonderful home is ideal for family living.**

The accommodation briefly comprises ENTRANCE HALL, LIVING ROOM, DINING ROOM and KITCHEN on the ground floor with THREE BEDROOMS and a BATHROOM on the first floor. The property is DOUBLE GLAZED and WARM AIR HEATED.

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.



A side aspect upvc door leads into;

### ENTRANCE HALL

Wall mounted gas heater, stairs leading to the first floor landing, door leads into;

### LIVING ROOM

15'06 x 11'10 (4.72m x 3.61m)

A bright and spacious room with a large front aspect window, tv point, warm air heating vents. Door leads into;

### DINING ROOM

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

Rear sliding patio doors leading out to the garden, warm air heating vent, door leads into;

### KITCHEN

11'10 xx 7'00 (3.61m xx 2.13m)

Matching fitted wall and base level units with laminate worktops and tiled splashbacks. Inset sink unit with drainer, integral electric oven with induction hob and cooker hood over, space and plumbing for a washing machine, space for a fridge/freezer. Warm air heating tank, under-stairs storage cupboard, rear aspect window and door to the side aspect.

### LANDING

Loft access, airing cupboard housing the immersion hot water tank, obscured side aspect window, doors lead off to the three bedrooms and bathroom.

### BEDROOM ONE

14'09 x 8'09 (4.50m x 2.67m)

Laminate wood flooring, warm air heating vent, front aspect window with lovely outlook towards fields.

### BEDROOM TWO

13'00 x 8'05 (3.96m x 2.57m)

Rear aspect window, warm air heating vent.





### **BEDROOM THREE**

**11'10 x 6'01 (3.61m x 1.85m)**

Built in wardrobe, front aspect window, warm air heating vent.

### **BATHROOM**

**7'00 x 6'05 (2.13m x 1.96m)**

Comprising of a stylish modern three piece suite that includes a bath with electric shower over and tiled surround, low level w.c and vanity washbasin unit. Heated towel rail, obscured rear aspect window.

### **OUTSIDE**

To the front of the property is an attractive planted garden with lawn. A gated path leads along the side of the property to the rear garden.

The westerly facing rear garden enjoys a lower patio seating area, steps lead up to a mostly lawned space with gravelled seating area and raised bed borders. The single garage can be accessed from the garden or from the parking area located off of Colchester Close to the rear. There is off-road parking for two vehicles in front of the garage.

### **GARAGE**

**15'11 x 8'02 (4.85m x 2.49m)**

Accessed via an up and over door, personal door to rear leads to garden.

### **DIRECTIONS**

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136. Continue along for approx. 150 yards where you will find Nourse Place on your right hand side.

### **SERVICES**

Mains Water, Drainage, Electricity, Gas. Warm-Air Heating

### **WATER RATES**

Severn Trent Water Authority- Metered

### **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).

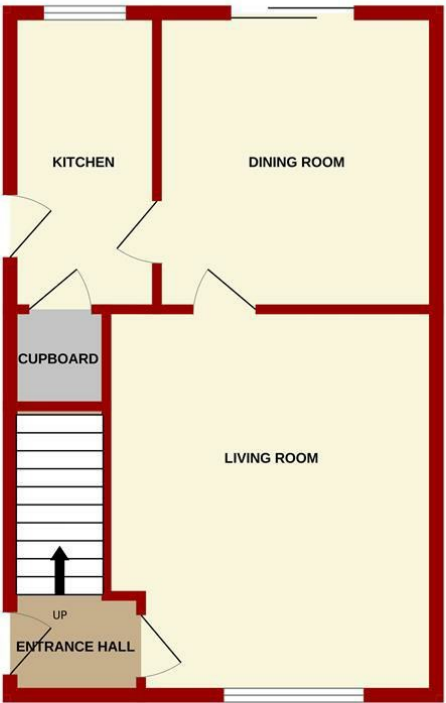
## MONEY LAUNDERING REGULATIONS

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)

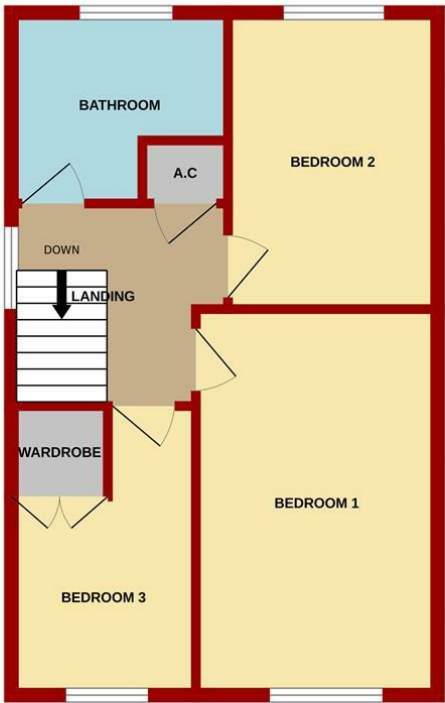




GROUND FLOOR



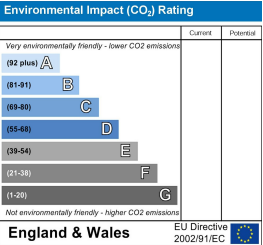
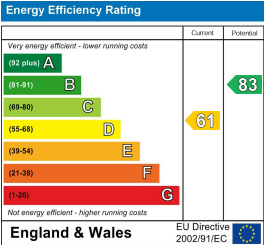
1ST FLOOR



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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