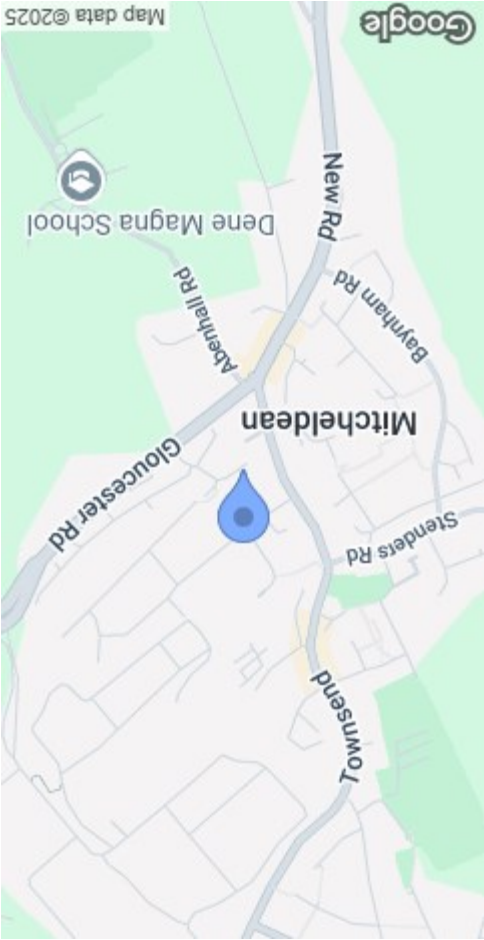


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
New energy efficient - low running costs		New energy efficient - low running costs	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Very inefficient - high running costs		Very inefficient - high running costs	
England & Wales		England & Wales	
91		76	



34 Dean Meadows
Mitcheldean GL17 0EJ

£190,000

Steve Gooch Estate Agents are delighted to present this TWO-BEDROOM MID-TERRACE FAMILY HOME benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-ROAD PARKING, AND ENCLOSED GARDENS. The property is OFFERED WITH NO ONWARD CHAIN.

The accommodation includes an ENTRANCE HALL, LOUNGE/DINER, AND KITCHEN on the ground floor, with TWO BEDROOMS and a FAMILY BATHROOM on 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 grey woodgrain effect composite door with obscure glazed panel inset. This leads into the:

ENTRANCE HALL

Ceiling light, stairs leading to the first floor, dado rail, single radiator, power point, glazed panel door giving access into:

LOUNGE/DINER

16'08 x 11'09 narrowing to 8'09 (5.08m x 3.58m narrowing to 2.67m)

Directional ceiling spots, coving, dado rail, exposed timber skirting boards, two single radiators, central heating thermostat controls, laminate flooring, power points, tv point, telephone point, front aspect upvc double glazed window overlooking the front garden, parking and turning area, glazed panel door gives access into:

KITCHEN

11'09 x 7'10 (3.58m x 2.39m)

One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktop, range of base and wall mounted units, tiled surrounds, power points, electric hob, electric oven beneath, filter hood over, space for washing machine, freestanding fridge/freezer, directional ceiling spots, display units with lighting, single radiator, rear aspect upvc double glazed window and door opening onto the garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, power points, wooden panel doors leading into:

BEDROOM ONE

11'09 x 9'10 narrowing to 8'10 (3.58m x 3.00m narrowing to 2.69m)

Ceiling light, dado rail, single radiator, power points, laminate flooring, built-in double wardrobe with hanging rail and shelving space, front aspect upvc double glazed window overlooking the parking and front garden with far reaching views over fields and countryside in the distance.

BEDROOM TWO

10'09 x 6'11 (3.28m x 2.11m)

Ceiling light, power points, single radiator, door to two single wardrobes with hanging rail and shelving space, rear aspect upvc double glazed window overlooking the rear garden.

BATHROOM

7'08 x 4'07 (2.34m x 1.40m)

White suite with enamel bath, mixer tap over, close couple w.c, pedestal wash hand basin with monobloc mixer tap, tiled walls, chrome heated towel radiator, ceiling light, extractor fan, rear aspect upvc obscure double glazed window.

OUTSIDE

A tarmac driveway is suitable for parking two vehicles. A front lawn is surrounded by flower borders with steps leading up to the front door with lighting.

The rear garden is accessed via the kitchen and is laid to low maintenance patio split over 2 levels. Lower level you have outside lighting and tap. Steps lead to the upper level where you will find a summer house, garden shed, gated access and is all enclosed by fencing.

A private gated rear entrance leads from the rear garden back onto Dean Meadows.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning left onto the A4136. Proceed along here, taking the first turning into Dean Meadows. Continue to the top left of the cul-de-sac where the property can be found on the right hand side.

SERVICES

Mains water, drainage, electricity, gas.

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 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)