



29 Baynham Road  
Mitcheldean GL17 0JR

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Guide Price £230,000

\*NO ONWARD CHAIN\* A THREE-BEDROOM, TWO RECEPTION DETACHED PROPERTY IN NEED OF UPDATING AND MODERNISING having POTENTIAL TO EXTEND (subject to the relevant permissions) being located in a sought after road in the ever popular town of MITCHELDEAN. The property benefits from a 15FT. LOUNGE, separate DINING ROOM and KITCHEN as well as THREE BEDROOMS and a BATHROOM on the first floor. Further benefits include a SINGLE EN-BLOC GARAGE with PARKING SPACE IN FRONT for ONE/TWO VEHICLES, a GOOD SIZED SLOPING REAR GARDEN and LOVELY ELEVATED VIEWS OVER MITCHELDEAN TOWN towards COUNTRYSIDE.

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 8 Miles (13 Kilometres) 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.





Side aspect wooden door leads into;

#### **ENTRANCE HALL**

Radiator, stairs to the first floor landing, door leads into;

#### **LOUNGE**

15'06 x 11'07 (4.72m x 3.53m)

Gas fire with decorative surround, radiator, front aspect window having elevated views towards countryside. Door leads into;

#### **DINING ROOM**

11'10 x 7'08 (3.61m x 2.34m)

Radiator, front aspect window having pleasant elevated countryside views, door leads into;

#### **KITCHEN**

11'09 x 7'00 (3.58m x 2.13m)

Wall and base level fitted units with laminate worktops and tiled splashbacks, inset stainless steel sink unit, space for a gas cooker, plumbing for a washing machine, under-stairs storage cupboard, window and door to the rear aspect leading out to the garden.

#### **LANDING**

Thermostat heating controls, loft access, airing cupboard housing the gas-fired Worcester combi boiler, rear aspect window, doors lead into the three bedrooms and bathroom.

#### **BEDROOM ONE**

12'09 x 8'04 (3.89m x 2.54m)

Built in wardrobes, radiator, exposed wooden floorboards, front aspect window with superb views over the town towards countryside.



#### **BEDROOM TWO**

12'10 x 7'07 (3.91m x 2.31m)

Radiator, exposed wooden floorboards, front aspect window with superb views over the town towards countryside.

#### **BEDROOM THREE**

12'00 x 6'05 (3.66m x 1.96m)

Radiator, exposed wooden floorboards, rear aspect window overlooking the garden.

#### **BATHROOM**

7'11 x 7'01 (2.41m x 2.16m)

Three piece white suite comprising a bath with shower head attachment and tiled splash-backs, low level w.c and pedestal washbasin. Radiator, rear aspect obscured window.

#### **OUTSIDE**

The sloping front garden is laid to lawn, shared steps lead to the side of the property and continue to the rear garden.

The sloping rear garden is mostly laid to lawn with a mixture of mature trees and hedges. This space is currently a blank canvas for the next owners to transform into the perfect garden.

#### **DIRECTIONS**

From the Mitcheldean office proceed up the Stenders Road in the direction of Drybrook, taking the second turning left in to Baynham Road. Follow the road for a short distance where the property can be found on the right hand side.

#### **SERVICES**

Mains gas, electricity, drainage & water.



#### **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. Rate TBC

#### **LOCAL AUTHORITY**

Council Tax Band: C

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

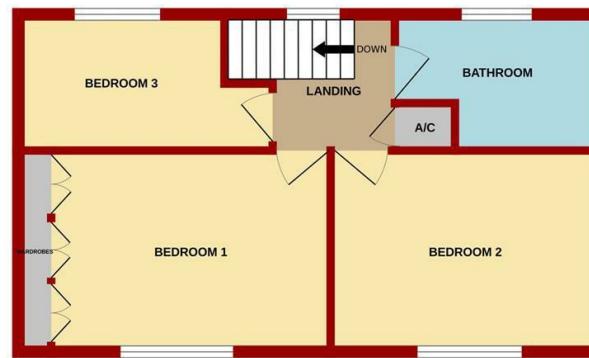
#### **MONEY LAUNDERING REGULATIONS**

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)

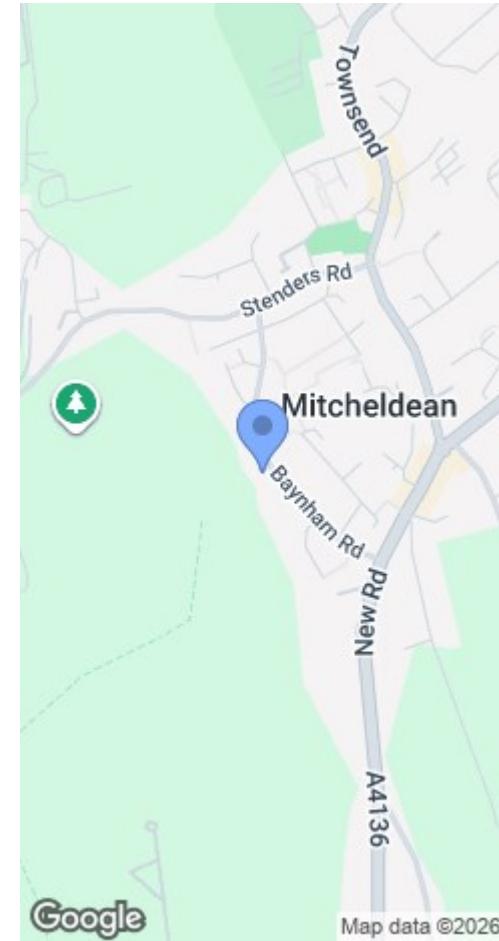
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	83
(B2-B1)	B	
(B3-B2)	C	
(D5-D4)	D	
(D9-D4)	E	
(F1-F2)	F	
(G1-G2)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A	
(B2-B1)	B	
(B3-B2)	C	
(D5-D4)	D	
(D9-D4)	E	
(F1-F2)	F	
(G1-G2)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales

#### 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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