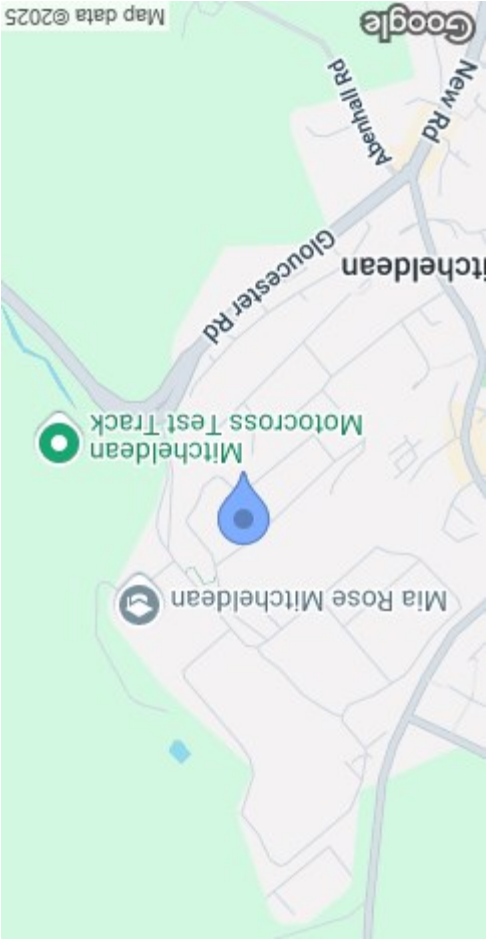
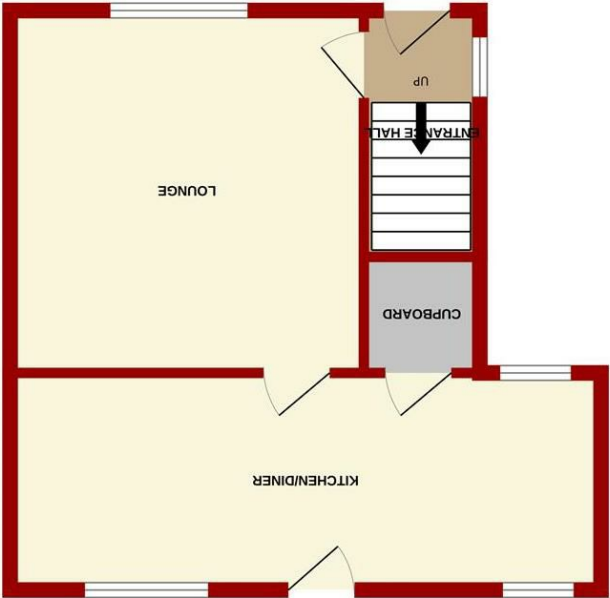


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	Target
Very energy efficient - low running costs	
A (93-100)	
B (81-92)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (13-28)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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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90 Eastern Avenue  
Mitcheldean GL17 0DG



£135,000

\*\*\*ALL BEST AND FINAL OFFERS MUST BE RECEIVED BY 5 PM ON MONDAY 5TH MAY\*\*\*  
A TWO BEDROOM SEMI-DETACHED PROPERTY making for an ideal renovation project conveniently located in the sought after town of Mitcheldean. The property enjoys a large enclosed rear garden, has potential for extending subject to the relevant permissions and is within walking distance of local schools and amenities. VACANT WITH NO ONWARD CHAIN.

The accommodation comprises entrance hall, lounge and kitchen/diner on the ground floor with two bedrooms and a 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.



Front aspect door leads into;

**ENTRANCE HALL**

Radiator, stairs to the first floor, side aspect window, door to the lounge.

**LOUNGE**

13'8" x 13'4" (4.17m x 4.06m)

Feature fireplace with gas fire inset, radiator, front aspect window, door to;

**KITCHEN/DINVER**

21'8" x 8'2" (6.60m x 2.49m)

Fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for a cooker, washing machine and fridge/freezer. Wall mounted gas-fired boiler, radiators, under-stairs storage cupboard, front and rear aspect windows, door to the garden.

**LANDING**

Loft access, radiator, side aspect window, doors to the two bedrooms and bathroom.

**BEDROOM ONE**

14'8" x 9'4" (4.47m x 2.84m )

Built in wardrobes, over-stairs cupboard, radiator, front aspect window with a view towards countryside.

**BEDROOM TWO**

10'7" x 8'3" (3.23m x 2.51m)

Built in wardrobes, airing cupboard housing the hot water immersion tank, radiator, rear aspect window.

**BATHROOM**

8'0" x 5'6" (2.44m x 1.68m)

Three piece white suite comprising a bath, low level w.c and pedestal washbasin, radiator, side and rear aspect windows.

**OUTSIDE**

The property is set back off the road with a gate leading into a generous front garden with a path leading to the front entrance. The large rear garden is predominantly enclosed by fencing surround and offers plenty of space for sheds, a vegetable garden and seating/entertaining areas.

**SERVICES**

Mains Electricity, gas, water and drainage.

**WATER RATES**

Severn Trent Water Authority. Rate TBC.

**LOCAL AUTHORITY**

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

**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.

**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)

**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.

**DIRECTIONS**

From our office in Mitcheldean turn right and head up Stars Pitch, take the first left into Eastern Avenue, follow the road until it curves slight left and the property can be found directly ahead as denoted by our For Sale board.

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

