



9 Tusculum Way
Mitcheldean GL17 0HZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Mitcheldean GL17 0HZ

Guide Price £250,000

OFFERED FOR SALE WITH NO ONWARD CHAIN is this NEATLY PRESENTED THREE BEDROOM, TWO RECEPTION EXTENDED SEMI-DETACHED PROPERTY with DETACHED GARAGE, PARKING and GARDENS. The property is CONVENIENTLY LOCATED A SHORT WALK FROM MITCHELDEAN TOWN CENTRE AND THE SOUGHT AFTER PRIMARY AND SECONDARY SCHOOLS.

The property OCCUPIES A SLIGHTLY ELEVATED POSITION AND BACKS ONTO FIELDS, and benefits from GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises FRONT PORCH, LOUNGE, DINING ROOM, KITCHEN and CONSERVATORY on the ground floor with THREE BEDROOMS and a SHOWER ROOM 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.



A upvc door leads into;

FRONT PORCH

Power, lighting, front aspect window, inner upvc door leads into;

LOUNGE

15'11 x 13'04 (4.85m x 4.06m)

Fireplace with gas fire inset on a tiled hearth, radiator, stairs lead to the first floor, front aspect window with slightly elevated outlook, door leads into;

DINING ROOM

8'09 x 8'05 (2.67m x 2.57m)

Radiator, rear aspect window, doors lead off to the kitchen and conservatory.

KITCHEN

15'08 x 6'11 (4.78m x 2.11m)

Wall and base mounted units with laminate worktops, inset stainless steel sink unit with drainer, space for a gas cooker, fridge/freezer, washing machine and tumble dryer. Under-stairs storage cupboard, radiator, rear aspect window, door leads out to the garden.

CONSERVATORY

13'06 x 7'09 (4.11m x 2.36m)

Of upvc construction, power and lighting, doors to front and rear aspects giving access to the gardens.

LANDING

Loft access, radiator, doors lead off to the three bedrooms and shower room.

BEDROOM ONE

12'07 x 9'10 (3.84m x 3.00m)

Front aspect window with elevated outlook.

BEDROOM TWO

10'05 x 9'09 (3.18m x 2.97m)

Airing cupboard housing the gas-fired combi boiler, built in wardrobe, rear aspect window overlooks the garden and fields beyond.





BEDROOM THREE

9'04 x 5'11 (2.84m x 1.80m)

Front aspect window with an elevated outlook.

SHOWER ROOM

5'11 x 4'11 (1.55m x 1.50m)

Walk-in shower cubicle with electric shower, low level w.c and pedestal washbasin, radiator, tiled walls, obscured rear aspect window.

OUTSIDE

To the front of the property is the detached garage with parking for one vehicle in front.

GARAGE

19'08 x 9'10 (5.99m x 3.00m)

Accessed via an up and over door, power and lighting, storage space above.

The front gardens are laid to lawn with attractive herbaceous borders, a path leads to the main entrance. The rear garden has a small decked seating area, steps lead up to the lawned garden with greenhouse and space for a shed/summer house.

DIRECTIONS

From the Mitcheldean office, proceed up The Stenders road in the direction of Drybrook. Take the second right turn in to Tusculum Way where the property can be found at the end of the road on the left 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

LOCAL AUTHORITY

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

TENURE

Freehold

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.

PROPERTY SURVEYS

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

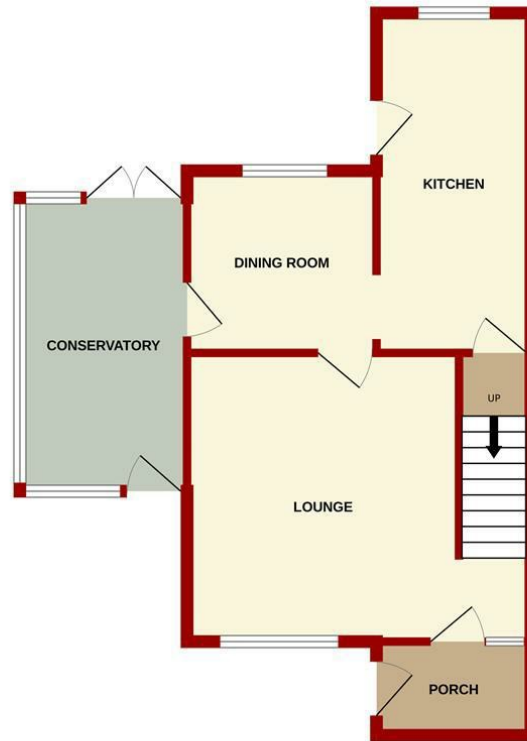
MONEY LAUNDERING REGULATIONS

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



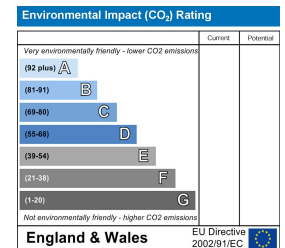
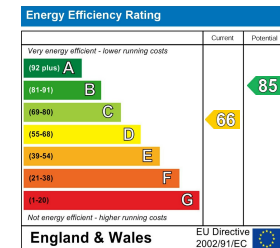
1ST FLOOR



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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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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