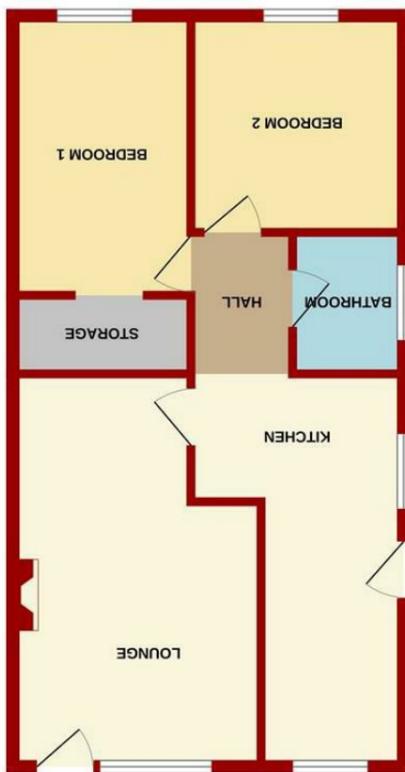




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is based on a visual inspection and should be used as a guide only. Prospective purchasers, tenants, agents and other interested parties are advised to verify the accuracy of the floorplan by their own measurements. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation. This plan is based on a visual inspection and should be used as a guide only.

| Energy Efficiency Rating | Environment Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------|---|------------------------------------------|---|------------------------------------------|---|------------------------------------------|---|--------------------------------------------|---|--------------------------------------------|---|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|---|-------------|
| <table border="1"> <tr><td>A</td><td>39-47 kWh/m² per year (2010)</td></tr> <tr><td>B</td><td>48-55 kWh/m² per year (2010)</td></tr> <tr><td>C</td><td>61-69 kWh/m² per year (2010)</td></tr> <tr><td>D</td><td>75-92 kWh/m² per year (2010)</td></tr> <tr><td>E</td><td>101-120 kWh/m² per year (2010)</td></tr> <tr><td>F</td><td>129-150 kWh/m² per year (2010)</td></tr> <tr><td>G</td><td>151-177 kWh/m² per year (2010)</td></tr> </table> | A | 39-47 kWh/m ² per year (2010) | B | 48-55 kWh/m ² per year (2010) | C | 61-69 kWh/m ² per year (2010) | D | 75-92 kWh/m ² per year (2010) | E | 101-120 kWh/m ² per year (2010) | F | 129-150 kWh/m ² per year (2010) | G | 151-177 kWh/m ² per year (2010) | <table border="1"> <tr><td>A</td><td>10-15 g/kWh</td></tr> <tr><td>B</td><td>16-20 g/kWh</td></tr> <tr><td>C</td><td>21-25 g/kWh</td></tr> <tr><td>D</td><td>26-31 g/kWh</td></tr> <tr><td>E</td><td>32-37 g/kWh</td></tr> <tr><td>F</td><td>38-45 g/kWh</td></tr> <tr><td>G</td><td>46-55 g/kWh</td></tr> </table> | A | 10-15 g/kWh | B | 16-20 g/kWh | C | 21-25 g/kWh | D | 26-31 g/kWh | E | 32-37 g/kWh | F | 38-45 g/kWh | G | 46-55 g/kWh |
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GROUND FLOOR



21 The Crescent
 Mitcheldean GL17 0SB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£250,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN, benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING, UPVC FACIAS & GUTTERING, AMPLE OFF ROAD PARKING, ENCLOSED REAR GARDEN and VIEWS OVER FOREST AND WOODLAND IN THE DISTANCE.

The property comprises of KITCHEN/BREAKFAST ROOM, INNER HALLWAY, LOUNGE, TWO BEDROOMS and BATHROOM

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.

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 is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, 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.



The property is accessed via a double glazed panel door with obscure Georgian bar panel to top. This leads into the:

KITCHEN

17'04 x 7'00 (5.28m x 2.13m)

Belfast style sink, rolled edge worktops, range of base and wall mounted units, four-ring gas hob with extractor hood over, oven beneath, tiled surrounds, power points, tiled flooring, space and plumbing for automatic washing machine, gas fired central heating and domestic hot water boiler, ceiling light, tall upstanding radiator, front aspect upvc double glazed window overlooking the parking and turning area with views towards fields and countryside in the distance, door to side, side aspect lead light window, glazed panel door giving access into:

LOUNGE

17'04 x 10'01 (5.28m x 3.07m)

Open fireplace, woodburning stove inset (no HETAS Certificate), wooden mantle over, tiled and stone hearth, alcoves to either side, power points, tv point, telephone point, single radiator, upvc Georgian bar double glazed front door, large front aspect upvc double glazed window overlooking the parking and turning area with views towards fields and countryside in the distance.

INNER HALLWAY

Access to roof space, central heating timer controls, continuation of the tiled flooring, wooden panel doors giving access into:

BEDROOM ONE

12'04 x 7'10 (3.76m x 2.39m)

Ceiling light, double radiator, power points, opening into walk-in wardrobe with ceiling light, shelving, hanging rails and double radiator, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO

9'04 x 9'00 (2.84m x 2.74m)

Ceiling light, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BATHROOM

White suite with modern side panel bath, mains fed shower fitted over, shower screen, pedestal wash hand basin, close coupled w.c, single radiator, half tiled walls, ceiling light, upvc obscure double glazed window.

OUTSIDE

A large tarmacked driveway is suitable for parking two/three vehicles. A large gravelled area to side would allow for a further three vehicles. A personal gate to the right hand side leads along a large tarmacked patio area with outside lighting and outside tap.

The rear garden is laid to lawn with patio area to the rear, garage and shed. The area is enclosed by fencing surround.

DIRECTIONS

From our Mitcheldean office head out through the village, at the bottom of the hill turn left into Carisbrook Road, Take the second left into Hollywell Road, turn right into The Crescent, the property can be found a little way up the hill on the right hand side.

SERVICES

Mains Electricity, Gas, Water & Drainage

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.

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

PROPERTY SURVEYS

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

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.