



36 Vicarage Drive  
Mitcheldean GL17 0XW



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 36 Vicarage Drive

## Mitcheldean GL17 0XW

Auction Guide £325,000

\*\*\*VIA TRADITIONAL ONLINE AUCTION- ENDING 14TH JULY 2025 at 12:00\*\*\*

Built By Local Developers Freeman Homes In 2016 And Being Sold By The Original Owners Is This Approximately 2,400 Sq.Ft Five Bedroom, Four Bathroom Link- Detached Town House With Light And Spacious Accommodation Thoughtfully Laid Out Over Four Floors. The Property Makes For An Ideal Family Home As Well As Being Suitable For Multi-Generational Living And Provides Ample Off-Road Parking And A Triple Garage As Well As A Low Maintenance Garden. The property could also generate a rental figure of circa £1,800 per calendar month, offering a potential yield of 6.6% based on the guide price.

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.









Composite door leads into;

### ENTRANCE HALL

A spacious and welcoming hall with radiators, BT Openreach fibre point, stairs to first floor landing with storage cupboard beneath, doors to Bedroom Three, Utility Room, Snug, Cloakroom and Triple Garage.

### BEDROOM THREE

12'07 x 10'06 (3.84m x 3.20m)

Tv point, radiator, dual aspect windows, door into;

### ENSUITE SHOWER ROOM

8'09 x 4'06 (2.67m x 1.37m)

Shower cubicle with tiled surround, low level w.c, pedestal handbasin, heated towel rail, partly tiled walls, tiled floor.

### UTILITY ROOM

9'10 x 7'03 (3.00m x 2.21m)

Fitted wall and base level units with quartz effect worktop and tiled splashbacks, inset sink and drainer, plumbing for washing machine, space for tumble dryer, radiator, tiled floor.

### SNUG/OFFICE

13'05 x 10'05 (4.09m x 3.18m)

Making for an ideal work from home space, power points and radiator.

### CLOAKROOM

Low level w.c, pedestal handbasin with tiled splashbacks, radiator, tiled floor.

### TRIPLE GARAGE

24'09 x 22'11 (7.54m x 6.99m)

Also accessed via an electric up and over door, power and lighting, alarm controls.

### FIRST FLOOR LANDING

Stairs lead to the second floor, doors lead to the Lounge/Kitchen/Breakfast Room and Dining Room.

### DINING ROOM

15'09 x 12'09 (4.80m x 3.89m)

Radiators, dual aspect windows with an outlook towards fields.





## LOUNGE/KITCHEN/BREAKFAST ROOM

28'03 max x 20'10 max (8.61m max x 6.35m max)

A light and spacious L shaped living space.

The lounge area comprises a Tv point, radiator, window to front aspect with outlook towards fields, bi-fold doors to side aspect leading out to the garden.

The Kitchen/Breakfast Area comprises modern fully fitted base and wall level gloss units with quartz worktops. Fitted appliances include full size fridge and freezer, dishwasher and double electric oven. Four ring gas hob with stainless steel splashback and extractor over, inset one and a half bowl sink and drainer. Radiator, tiled floor, window and sliding patio doors to rear aspect leading out to the garden.

## SECOND FLOOR LANDING

Airing Cupboard housing the gas fired combi boiler and pressurised water cylinder, radiator, doors lead to Bedrooms One and Two and stairs lead to the third floor.

## BEDROOM ONE

19'09 x 9'10 (6.02m x 3.00m)

With a balcony providing views towards fields, built in wardrobes, radiator, tv point, door into;

## ENSUITE SHOWER ROOM

8'05 x 6'03 (2.57m x 1.91m)

Double width shower cubicle with tiled surround, low level w.c, pedestal handbasin with tiled splashbacks, heated towel rail, tiled floor, shaver point, obscured window to side aspect.

## BEDROOM TWO

12'11 x 10'06 (3.94m x 3.20m)

Built in double wardrobe, radiator, tv point, window to rear aspect overlooking the garden, door into;

## ENSUITE SHOWER ROOM

9'02 x 6'03 (2.79m x 1.91m)

Double width shower cubicle with tiled surround, low level w.c, pedestal handbasin with tiled splashbacks, heated towel rail, tiled floor, shaver point, obscured window to side aspect.

## THIRD FLOOR LANDING

Loft hatch to insulated loft space, rain sensing velux skylight with touch screen controls, doors lead into Bedrooms Four and Five and the Family Bathroom.

## BEDROOM FOUR

10'10 x 9'10 (3.30m x 3.00m)

Built in double wardrobe, access to eaves storage, radiator, window to front aspect with an elevated view towards fields.

## BEDROOM FIVE

10'10 x 10'06 (3.30m x 3.20m)

Built in double wardrobe, access to eaves storage, radiator, window to rear aspect.

## FAMILY BATHROOM

11'00 x 5'05 (3.35m x 1.65m)

Wet room style shower, bath with tiled splashbacks, low level w.c, pedestal handbasin, heated towel rail, shaver point, tiled walls and floor.











## OUTSIDE

The property enjoys driveway parking for three vehicles which in turn leads to the integral triple garage and canopied front entrance. A small front garden comprises shrubs and flowers.

The garden is accessed from the first floor Lounge/Kitchen/Breakfast Room and is a fantastic level space for relaxing and entertaining with low maintenance in mind. There is a patch of lawn and flower beds as well as outside tap and power points.

## AGENTS NOTE

The Buyer is put on notice that there has been a partial collapse of the cribblock wall in the rear garden of the Property and they are directed to the Sellers comments in relation to the same within the Property Information Form. The Buyer buys in full knowledge of the same and no objections, enquiries or requisitions are to be raised in relation to the same.

Completion will be 6 weeks from the date of this contract.

## THIS PROPERTY IS AVAILABLE VIA ONLINE AUCTION

Please visit the Steve Gooch website and click 'Auctions' and then 'Available at Auction'

In order to view the legal pack and/or bid first register and verify your email. Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details"

## NOTE TO BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

The winning buyer will be charged £5,000 automatically at the end of the auction, of which:  
£3,960 is a buyer fee  
£1,040 is deposit contribution

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £1,400 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day.

The buyers are liable to pay the sellers legal fees. 1: Search fees a minimum of £235.00, 2: £1,500.00 plus VAT being the seller's legal fees, 3: Office Copies a minimum of £28.00

## PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

## SERVICES

Mains water, drainage, electricity and gas. Fibre-BT/Openreach





## WATER RATES

Severn Trent- Rate TBA

## LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout, turn left and take the second left turn into Vicarage Drive. Bear right and the property can be found on the left.

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





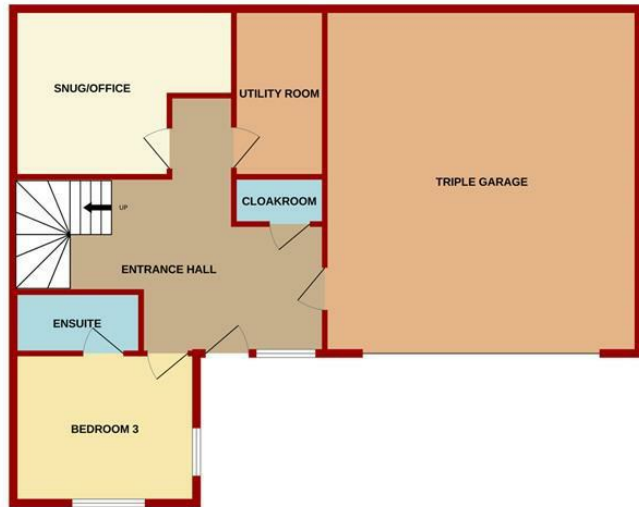




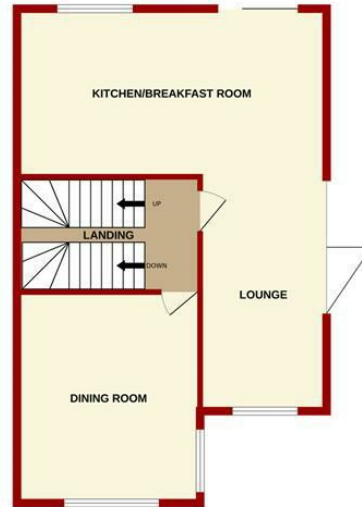




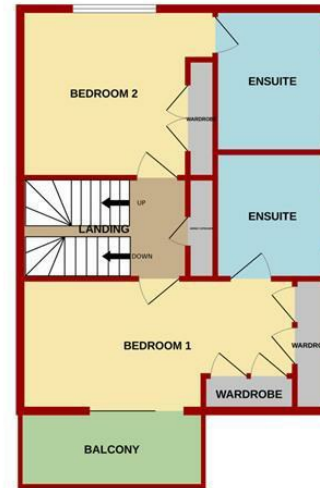
GROUND FLOOR



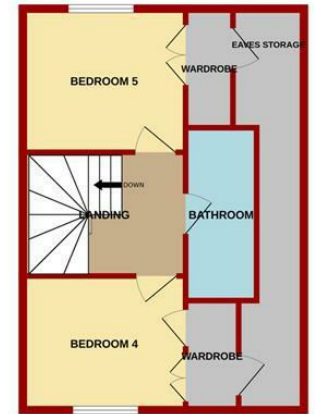
1ST FLOOR



2ND FLOOR



3RD 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.  
Made with Metropix ©2023

#### 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	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	90
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	







The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

Residential Sales | Residential Lettings | Auctions | Surveys