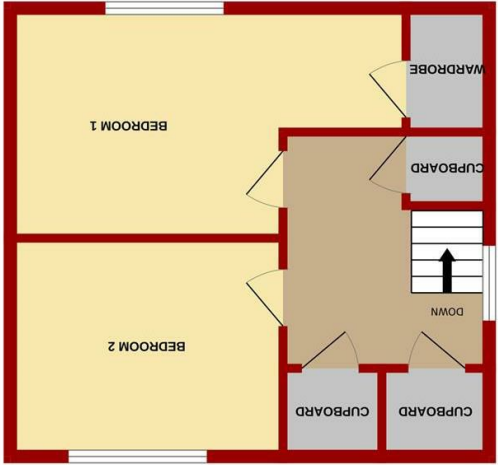
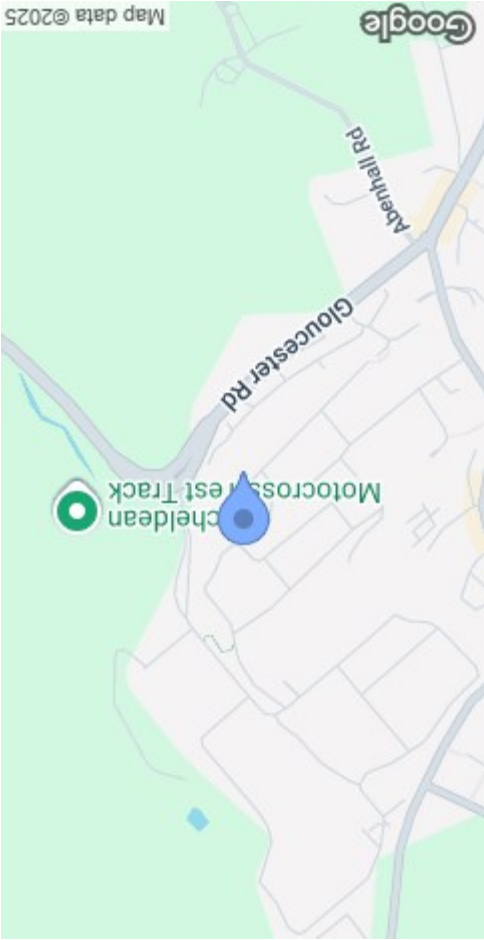
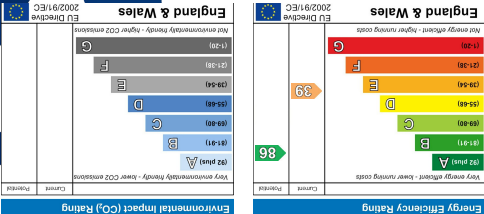
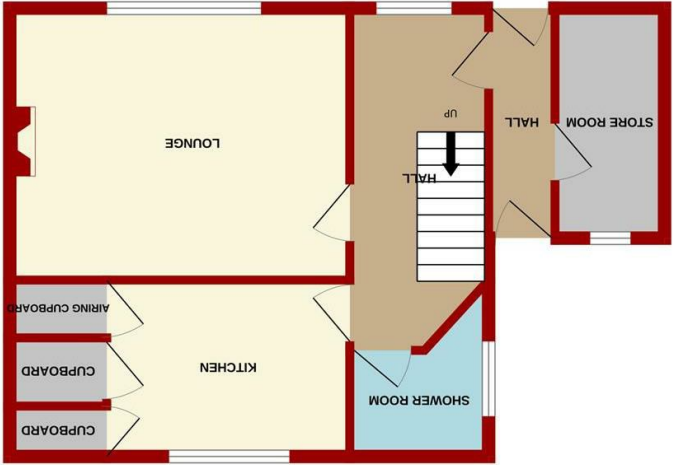




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR



GROUND 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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£190,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED FAMILY HOME. OFFERED WITH NO ONWARD CHAIN, 61 Parks Road benefits from ENCLOSED GARDENS, DOUBLE GLAZING and USE OF A COMMUNAL PARKING AREA.

The property comprises of ENTRANCE PORCH, INNER HALLWAY, LOUNGE, KITCHEN and SHOWER ROOM to the ground floor, TWO DOUBLE BEDROOMS to 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.

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 upvc door with obscure glazed panel inset and to top. This leads into the:

PORCHWAY
10'01 x 2'11 (3.07m x 0.89m)

Lighting, tiled flooring, rear aspect upvc obscure double glazed panel door, doors into:

STORE ROOM
9'11 x 4'10 (3.02m x 1.47m)

Power, lighting, front aspect upvc obscure double glazed window.

INNER HALLWAY
18'00 x 6'01 (5.49m x 1.85m)

Stairs to the first floor, ceiling light, coving, night storage heater, power points, telephone point, rear aspect upvc double glazed window overlooking the rear garden, wooden panel door giving access to an under stairs storage cupboard, consumer unit, door giving access into:

LOUNGE
14'11 x 11'11 (4.55m x 3.63m)

Chimney breast with alcoves to either side, coving, ceiling light, two wall mounted night storage heaters, power points, rear aspect upvc double glazed window with quarry tiled window ledge overlooking the rear garden.

KITCHEN
10'08 x 7'09 (3.25m x 2.36m)

Single bowl, single drainer stainless steel sink unit, rolled edge worktops, matching upstands, tiled walls, space and plumbing for washing machine, undercounter fridge, space for freestanding cooker, wall mounted night storage heater, power points, ceiling light, coving, door to airing cupboard housing the hot water cylinder and slatted shelving space, doors to two pantry cupboards with shelving, front aspect upvc double glazed window overlooking the front garden.

SHOWER ROOM

Coloured suite with low level w.c, pedestal wash hand basin, double shower cubicle with wet board surround, electric shower fitted, wall mounted night storage heater, fully tiled, side aspect upvc obscure double glazed window.

From the Inner Hallway, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, coving, door to understairs storage cupboard with slatted shelving space, door into store cupboards, door to further store cupboard with cold water tank inset, night storage heater, side aspect upvc double glazed window with quarry tiled window ledge and views overlooking fields and countryside in the distance, doors into:

BEDROOM ONE
15'00 x 11'11 (4.57m x 3.63m)

Coving, ceiling lights, night storage heater, power points, rear aspect upvc double glazed window with quarry tiled ledge and views over the rear garden and towards field and countryside in the distance, door into:

WALK IN WARDROBE

Lighting

BEDROOM TWO
11'11 x 11'00 (3.63m x 3.35m)

Ceiling light, coving, wall mounted night storage heater, power points, front aspect upvc double glazed window with quarry tiled window ledge and views over the front garden and towards fields and countryside in the distance.

OUTSIDE

To the front of the property, access is via a wrought iron gate with a concrete pathway leading along the front and side to the entrance door. The raised front garden is laid to gravel and slate for low maintenance and is enclosed by a mixture of fencing and hedging. A small gate to the right-hand side provides access to the rear garden.

The rear garden features a patio seating area, a lawned section, and is enclosed by fencing and walling. Additional benefits include a garden shed, as well as uPVC facias and guttering.

PARKING

61 Parks Road benefits from the use of a communal car park to the front of the property. No allocated spaces.

DIRECTIONS

From the Mitcheldean Office, proceed up over the brow of the hill, turning left onto Eastern Avenue. Follow the road all the way along. Upon reaching the communal parking area on the right hand side, the property can be found immediately in front.

SERVICES

Mains water, drainage, electricity. Gas to building- currently capped off.

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: A
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors 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)

