

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.

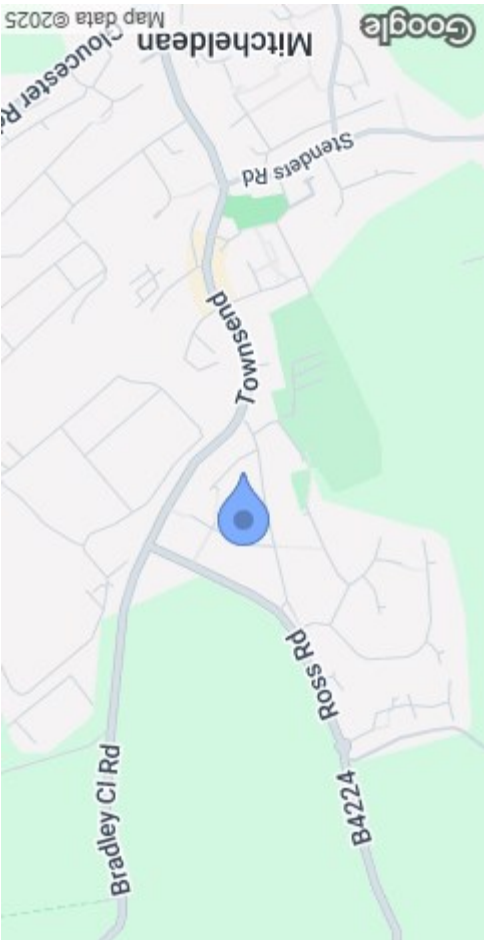
Figure 1: Environmental impact (CO₂) rating of the UK and Wales

The figure consists of two horizontal bar charts. The left chart shows the 'Environmental Impact (CO₂) Rating' for the UK, with bars for 'UK Government' (blue, 17.78), 'UK Business' (blue, 12.18), 'UK Civil Society' (blue, 10.46), 'UK Local Authorities' (blue, 9.47), 'UK Environmental NGOs' (blue, 8.47), and 'UK Environmental NGOs' (blue, 7.47). The right chart shows the 'Energy Efficiency Rating' for Wales, with bars for 'Wales Government' (blue, 17.78), 'Wales Business' (blue, 12.18), 'Wales Civil Society' (blue, 10.46), 'Wales Local Authorities' (blue, 9.47), 'Wales Environmental NGOs' (blue, 8.47), and 'Wales Environmental NGOs' (blue, 7.47). Both charts include a legend for 'UK Government', 'UK Business', 'UK Civil Society', 'UK Local Authorities', 'UK Environmental NGOs', and 'UK Environmental NGOs'.

Category	UK Government	UK Business	UK Civil Society	UK Local Authorities	UK Environmental NGOs	UK Environmental NGOs
Environmental Impact (CO ₂) Rating	17.78	12.18	10.46	9.47	8.47	7.47
Energy Efficiency Rating	17.78	12.18	10.46	9.47	8.47	7.47

What 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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4 Oakhill Road
Mitcheldean GL17 0BN

£240,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN and benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, UPVC FACIAS & GUTTERING, OFF ROAD PARKING FOR THREE VEHICLES and ENCLOSED GARDENS.

The property comprises of ENTRANCE PORCH, INNER HALLWAY, LOUNGE, KITCHEN/DINING ROOM and CONSERVATORY/SUN ROOM to the ground floor with THREE BEDROOMS and FAMILY BATHROOM 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 obscure glazed panel door with double glazed window to side. This give access to:

ENTRANCE PORCH

5'09 x 5'10 (1.75m x 1.78m)

Dwarf wall construction with glazed panels to side and front, wall light point, radiator, wood laminate flooring, obscure double glazed door giving access into:

ENTRANCE HALL

Stairs to the first floor, radiator, wood laminate flooring, ceiling light, smoke alarm, coving, wooden glazed panel door into:

LOUNGE

12'10 x 14'05 (3.91m x 4.39m)

Chimney breast with living flame gas fire inset, ceiling light, smoke alarm, coving, dado rail, double radiator, power points, wood laminate flooring, BT Openreach point, electrical consumer unit, tv point, front aspect upvc double glazed window overlooking the front garden, parking and turning area, glazed panel door into:

KITCHEN/DINING ROOM

15'11 x 8'06 (4.85m x 2.59m)

Kitchen- One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, space for freestanding cooker, filter hood over, space and plumbing for automatic washing machine, tiled surrounds, power points with usb points, wood effect vinyl flooring, ceiling light, coving.

Dining Area- Ceiling light, double radiator, power points, wood laminate flooring, louvre door giving access to a large under stairs storage cupboard, set of rear aspect obscure sliding doors giving access into:

CONSERVATORY/SUN ROOM

15'00 x 6'09 (4.57m x 2.06m)

Dwarf wall construction, double glazed windows to side and rear aspect, side aspect sliding patio door leading onto the rear garden, wall light point, power points, wood laminate flooring.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, smoke alarm, coving, wooden panel door giving access into:

BEDROOM ONE

13'05 x 8'11 (4.09m x 2.72m)

Ceiling light, coving, double radiator, power points, telephone point, front aspect upvc double glazed window overlooking the front garden and towards Plump Hill.

BEDROOM TWO

9'09 x 8'11 (2.97m x 2.72m)

Ceiling light, louvre door into the boiler cupboard housing the gas fired central heating and domestic hot water boiler with slatted shelving, louvre door giving access to a built-in wardrobe with hanging rail and storage options, central heating thermostat and timer controls, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over forest and countryside.

BEDROOM THREE

9'03 x 6'10 (2.82m x 2.08m)

Ceiling light, dado rail, power points, single radiator, above stairs storage, front aspect upvc double glazed window overlooking the front garden with far reaching views towards Plump Hill.

FAMILY BATHROOM

White suite with modern side panel bath, mixer tap and mains fed shower over, folding shower screen, wash hand basin with monobloc mixer tap, close coupled w.c, tiled surround, wood effect vinyl flooring, chrome heated wall mounted towel radiator, ceiling light, coving, rear aspect upvc obscure double glazed window.

PARKING

A tarmacked driveway is suitable for parking two/three vehicles.

LEAN TO

Timber construction with clear polycarbonate roof, access to storage area, door to the rear garden.

OUTSIDE

The front garden is laid to gravel and lawn, enclosed by fencing and hedging surround with outside lighting and outside tap.

The rear garden benefits from outside lighting, outside tap, a garden shed, large patio seating area and sections laid to Astroturf and gravel.

DIRECTIONS

From the Mitcheldean Office, proceed down through the village, turning left onto Carisbrook Road. Take the first turning left into Old Dean Road, proceed to the top, turning left onto Oakhill Road where the property can be found immediately on the left hand side.

SERVICES

Main water, drainage, electricity, gas.

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.

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.

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.

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)

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of an employee of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

