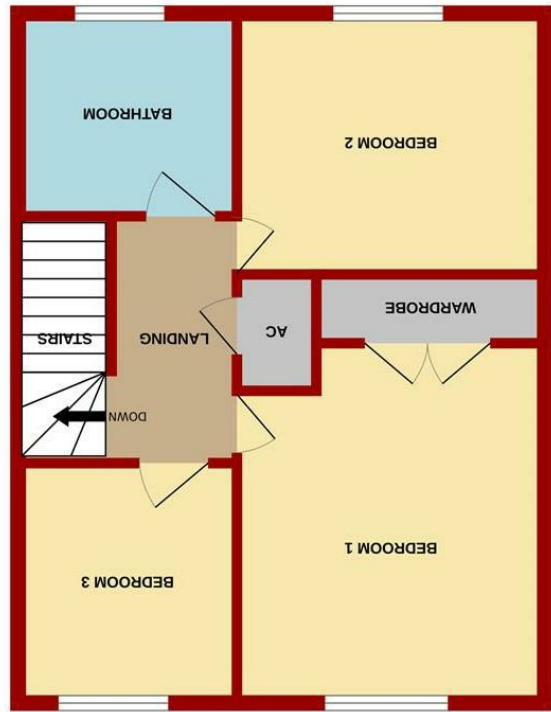
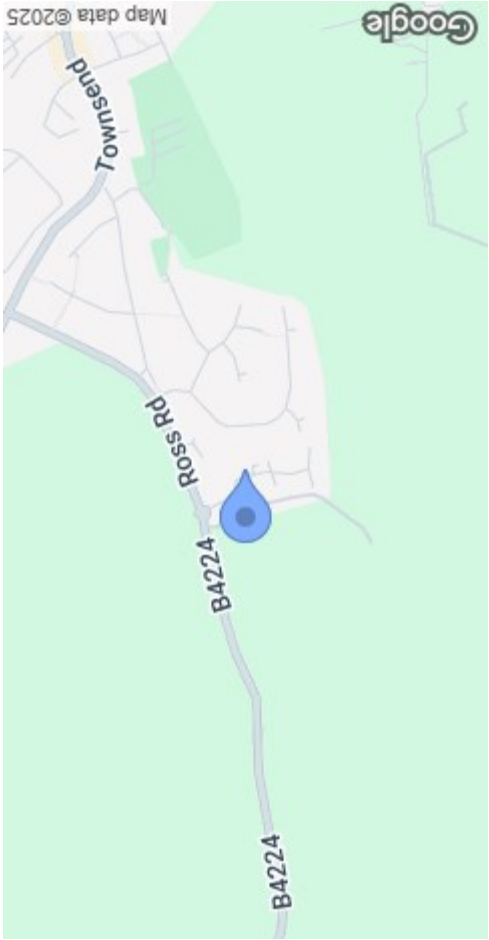
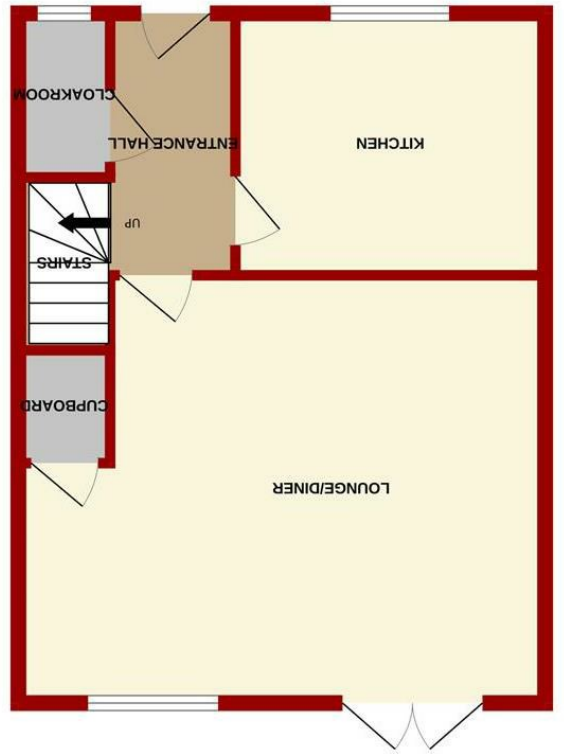


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025



1ST FLOOR



GROUND FLOOR



Guide Price £235,000

A MODERN THREE BEDROOM MID-TERRACED PROPERTY with ENCLOSED SOUTH-FACING GARDEN, ALLOCATED PARKING FOR TWO VEHICLES and WONDERFUL VIEWS OVER THE TOWN TOWARDS WOODLAND AND FIELDS IDEALLY LOCATED IN SOUGHT AFTER LINING WOOD on the outskirts of Mitcheldean. This IDEAL FIRST TIME BUY/FAMILY HOME offers a MODERN FULLY FITTED KITCHEN, SPACIOUS LOUNGE/DINER with FRENCH DOORS LEADING OUT TO THE GARDEN and CLOAKROOM as well as THREE BEDROOMS and a FAMILY BATHROOM.

The property is GAS CENTRALLY HEATED, DOUBLE GLAZED and OFFERED WITH NO ONWARD CHAIN.

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 approached via a front aspect composite door leading into;

ENTRANCE HALL

Radiator, stairs lead to the first floor landing, doors lead off to the cloakroom, kitchen and lounge/diner.

CLOAKROOM

Close coupled w.c, pedestal wash basin with tiled splash-backs, radiator, obscured front aspect window.

KITCHEN

9'09 x 9'02 (2.97m x 2.79m)
Modern wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral electric oven, gas hob, extractor hood and fridge. Freestanding dishwasher included. Space and plumbing for a washing machine. Tiled floor, radiator, front aspect window.

LOUNGE/DINER

16'05 x 13'10 (5.00m x 4.22m)
A bright and spacious room with a large useful under stairs storage cupboard, tv point, radiators, rear aspect window and french doors that lead out to the garden.

LANDING

Airing cupboard housing the Worcester gas-fired combi boiler, loft access, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

11'09 x 8'11 (3.58m x 2.72m)
Built in double wardrobe, radiator, tv point, rear aspect window having elevated views over the village towards woodland and countryside.



BEDROOM TWO

9'10 x 8'11 (3.00m x 2.72m)
Radiator, tv point, front aspect window.

BEDROOM THREE

7'01 x 6'11 (2.16m x 2.11m)
Radiator, tv point, rear aspect window with elevated views over the village towards woodland and countryside.

BATHROOM

7'00 x 6'02 (2.13m x 1.88m)
Bath with electric shower over and tiled surround, close coupled w.c and pedestal washbasin. Heated towel rail, obscured front aspect window.

PARKING

The property benefits from two allocated parking spaces located a short walk away.

OUTSIDE

To the front of the property is an attractive planted garden with path leading to the front door.

The enclosed south-facing rear garden comprises of a large two tier patio area ideal for relaxing and entertaining, there is a small lawn with gravel and slate borders at the end of the garden. Mixture of small trees and shrubs.

DIRECTIONS

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road and upon reaching the roundabout, take the turning left into Lining Wood where the property can be found opposite the playground on the left hand side.

SERVICES

Mains water, electricity, gas, drainage.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: B
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)