



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	Future
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England & Wales	
Very energy efficient - low running costs	
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Guide Price £200,000

NO ONWARD CHAIN* *RARE RENOVATION PROJECT A THREE BEDROOM SEMI-DETACHED PROPERTY IN NEED OF UPDATING AND MODERNISATION RARELY AVAILABLE IN THE EVER POPULAR TOWN OF MITCHELDEAN. This well loved home comprises ENTRANCE HALL with stairs to the first floor, SPACIOUS LOUNGE and KITCHEN/DINER on the ground floor with THREE BEDROOMS and a BATHROOM on the first floor. There are LOW MAINTENANCE GARDENS TO FRONT AND REAR as well as a SINGLE GARAGE.

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 from the front aspect via a upvc door with obscured double glazed window to side leading into;

ENTRANCE HALL

Electric night storage heater, stairs to first floor landing, door leads into;

LOUNGE

15'07 x 10'09 (4.75m x 3.28m)

Electric night storage heater, front aspect window, door leads into;

KITCHEN/DINER

13'10 x 11'10 (4.22m x 3.61m)

Wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for a cooker and fridge/freezer, plumbing for a washing machine, under-stairs storage cupboard, electric night storage heater, rear aspect window and door to side aspect leading to the garden.

LANDING

Airing cupboard housing the hot water immersion tank, loft access, electric night storage heater, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

13'11 x 8'11 (4.24m x 2.72m)

Built in wardrobes, front aspect window.

BEDROOM TWO

11'11 x 7'08 (3.63m x 2.34m)

Electric night storage heater, rear aspect window.

BEDROOM THREE

11'11 x 6'00 (3.63m x 1.83m)

Rear aspect window.

BATHROOM

6'06 x 5'07 (1.98m x 1.70m)

Bath with electric shower over and tiled surround, close coupled w.c, pedestal washbasin, obscured side aspect window.

OUTSIDE

The front garden is laid to gravel with borders and paved path to the front door and gated side access to the rear garden.

The enclosed rear garden is laid to paving with lean-to for sheltered seating.

GARAGE

The single garage can be accessed from the garden as well as from Deansway Road to the rear.

DIRECTIONS

From the Mitcheldean office, proceed down the village onto Bradley Court Road where the property can be found on the left hand side before the Carisbrook Road turning.

SERVICES

Mains water, electricity, 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

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)