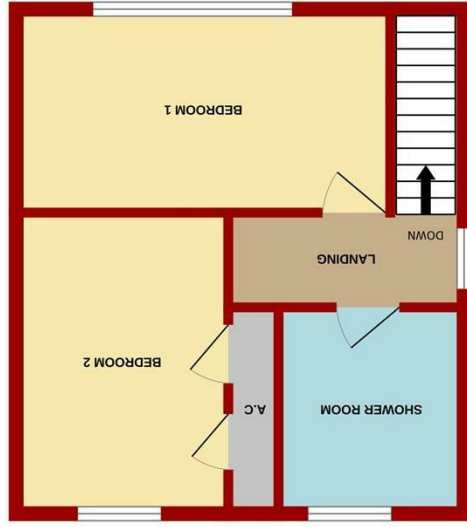




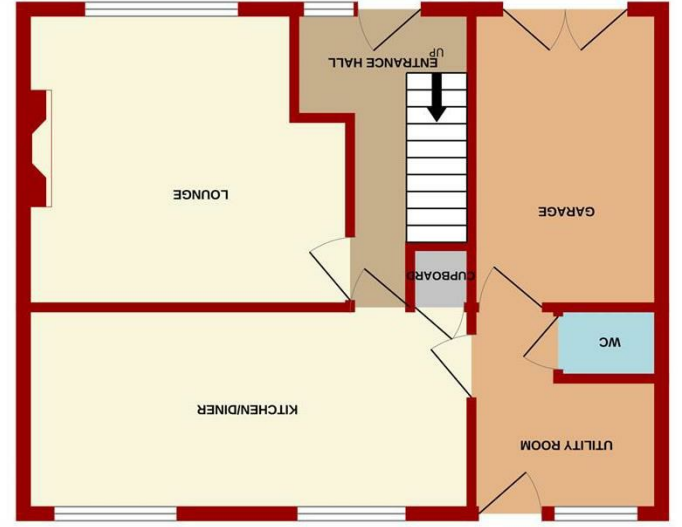
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100

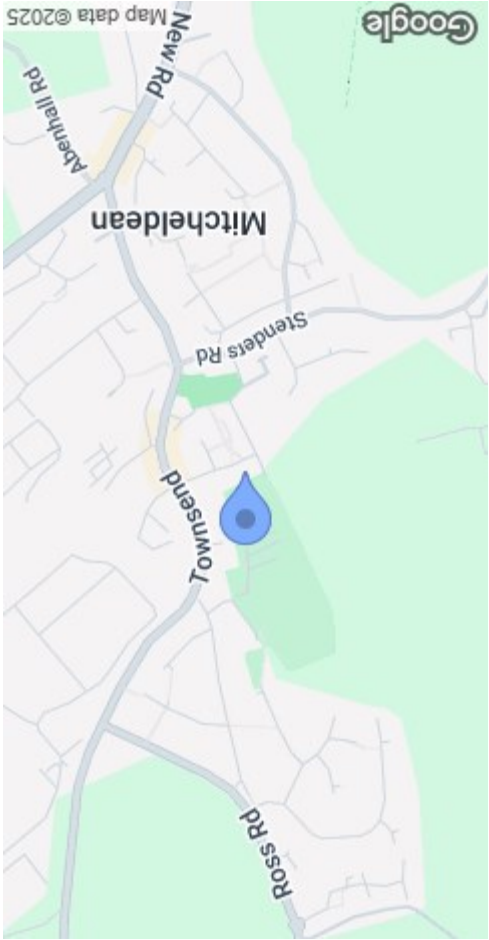
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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1ST FLOOR



GROUND FLOOR



Guide Price £225,000

NO ONWARD CHAIN* *MUCH SOUGHT AFTER CENTRE OF TOWN LOCATION

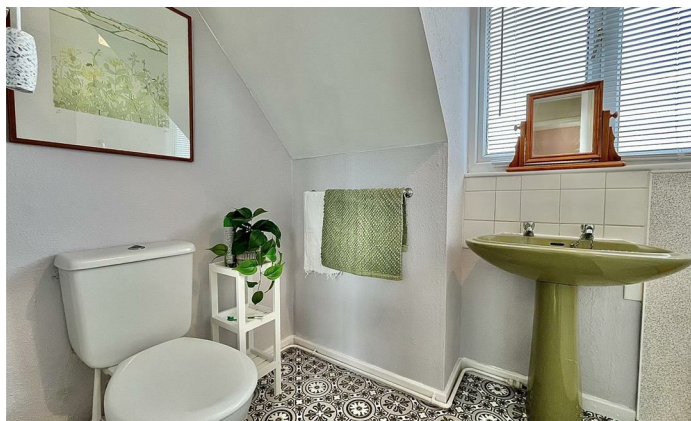
A RECENTLY REFURBISHED TWO DOUBLE BEDROOM SEMI-DETACHED DORMER BUNGALOW with DRIVEWAY PARKING, SINGLE GARAGE and ENCLOSED REAR GARDEN SITUATED IN A HIGHLY SOUGHT AFTER CENTRE OF TOWN LOCATION.

The accommodation comprises ENTRANCE HALL, LOUNGE, NEWLY FITTED KITCHEN/DINER, UTILITY ROOM and W.C on the ground floor with TWO DOUBLE BEDROOMS and a SHOWER ROOM on the first floor. The property is GAS-CENTRALLY HEATED and DOUBLE GLAZED.

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 double glazed door with window to side, leading into;

ENTRANCE HALL

A warm and welcoming space with newly laid laminate wood flooring, radiator, stairs lead to the first floor landing, doors lead off to the lounge and kitchen/diner.

LOUNGE

12'11 x 11'10 (3.94m x 3.61m)

Features a decorative fireplace surround with the possibility of instating a wood burning stove (subject to relevant checks), radiator, large front aspect window with lovely outlook to the green and church opposite.

KITCHEN/DINER

19'00 x 9'07 (5.79m x 2.92m)

Brand new high gloss wall and base level units with laminate worktops and up-stands, inset sink unit with drainer. Integral appliances include an electric oven with induction hob, extractor hood and glass splash-back, fridge/freezer. Space for a dining table, radiator, pantry cupboard, two rear aspect windows overlooking the garden. Door to the utility room.

UTILITY ROOM

9'11 x 7'06 (3.02m x 2.29m)

A convenient additional space off of the kitchen/diner with base mounted units, laminate worktop and inset stainless steel sink unit with drainer. Wall mounted gas-fired combi boiler, radiator, rear aspect upvc window and door to the rear garden. Doors lead off to the w.c and single garage.

W.C

Close coupled w.c, extractor.

LANDING

Loft access, side aspect window, doors lead off to the two bedrooms and shower room.

BEDROOM ONE

15'09 x 9'07 (4.80m x 2.92m)

A spacious light filled room with radiator, eaves storage space, large front aspect window with lovely outlook over the green towards the church opposite.

BEDROOM TWO

8'10 x 8'04 (2.69m x 2.54m)

Airing cupboard with wooden slatted shelving and radiator, radiator, rear aspect window overlooking the garden.

SHOWER ROOM

8'00 x 5'05 (2.44m x 1.65m)

Walk-in mains fed shower cubicle with wet board surround, close coupled w.c, pedestal washbasin with tiled splash-backs, radiator, obscured rear aspect window.

SINGLE GARAGE

12'11 x 7'06 (3.94m x 2.29m)

Accessed via a pair of upvc doors, power and lighting. Has fantastic potential for conversion into further accommodation (subject to relevant permissions).

PARKING & FRONT GARDEN

To the front of the property there is a tarmac driveway which in turn lead to the single garage. There is a low maintenance block paved garden with bushes that can serve as additional parking space.

REAR GARDEN

The enclosed rear garden is mostly laid to lawn with flower and shrub borders. There is space for a shed or greenhouse.

AGENTS NOTE

The property is of non standard steel frame construction. We recommend seeking advice if requiring a mortgage to purchase.

DIRECTIONS

From the Mitcheldean Office, proceed down through the village passing the church and parade of shops, taking the next left into Churchill Way where the property can be found towards the end of the road on the right hand side.

SERVICES

Mains water, drainage, electricity and gas.

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

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

PROPERTY SURVEYS

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