



41 Lining Wood  
Mitcheldean GL17 0EN



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 41 Lining Wood

## Mitcheldean GL17 0EN

Guide Price £290,000

**\*NO ONWARD CHAIN\* \*SOUGHT AFTER EDGE OF VILLAGE LOCATION\*** We Are Delighted To Offer To The Market For The First Time Since New In 2007, This Rarely Available Modern Three Bedroom Mid-Terrace Ideal Family Home Located In The Highly Sought After Neighbourhood Of Lining Wood, On The Edge Of The Popular Town Of Mitcheldean In The Catchment For Dene Magna Secondary School.

A Welcoming Entrance Hall Leads To A Bright And Spacious Living Room, Kitchen/Diner With Access To The Rear Garden And Handy W.C Downstairs With An En-Suite Master Bedroom, Two Further Bedrooms And A Family Bathroom Upstairs.

Further Benefits Include Two Allocated Parking Spaces, A Fully Enclosed Garden Backing On To Open Countryside And Solar Panels Fitted In 2015. Woodland Walks Are Close-By And The Towns Shops And Amenities Are Within A 10 Minutes Walk.

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 8 Miles (13 Kilometres) West Of The City Of Gloucester.

Mitcheldean Is 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, For Example, Is A Notable Landmark In Mitcheldean.

The Town Features A Range Of Amenities To Serve Its Residents. These Include Local Shops, Pubs, 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.

Mitcheldean Is Also A Gateway To The Natural Wonders Of The Forest Of Dean. The Area Offers Opportunities For Outdoor Activities Such As Walking, Cycling, And Exploring The Woodland Trails. Nearby Attractions Like The Clearwell Caves And Puzzlewood Add To The Charm Of The Region.  
door activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.



Front aspect door leads into;

### **ENTRANCE HALL**

A welcoming space with phone and internet points, radiator, storage cupboard, stairs to the first floor, doors leading into the living room, kitchen/diner and downstairs w.c

### **LIVING ROOM**

**18'02 x 10'08 (5.54m x 3.25m)**

A bright and spacious room, Tv point, radiators, windows to front and rear aspects.

### **KITCHEN/DINER**

**18'02 x 7'11 (5.54m x 2.41m)**

Kitchen Area- fully fitted eye and base level units with laminate worktops, tiled splash backs and an inset stainless steel sink and drainer. Fitted electric oven with gas hob and extractor above, plumbing for a washing machine, space for a fridge/freezer, window to front aspect.

Dining Area- radiator, French doors lead out to the rear garden.

### **DOWNSTAIRS W.C**

Low level w.c, wash handbasin with tiled splash-backs, radiator, obscured window to rear aspect.

### **LANDING**

Airing cupboard housing the gas- fired combi boiler, radiator, window to the front aspect, doors lead into the three bedrooms and family bathroom.

### **BEDROOM ONE**

**11'06 x 10'09 (3.51m x 3.28m)**

Built in double wardrobe and fitted high level storage cupboards, radiator, loft hatch to the insulated loft space, window to front aspect. Door leads into;





### **ENSUITE SHOWER ROOM**

**9'02 x 6'04 (2.79m x 1.93m)**

Modern white suite including large walk-in shower with a tiled surround, low level w.c and a pedestal handbasin with tiled splash-backs. Heated towel rail, obscured window to rear aspect.

### **BEDROOM TWO**

**9'10 x 7'08 (3.00m x 2.34m)**

Built in wardrobe, radiator, window to rear aspect having beautiful far reaching views across countryside towards Herefordshire.

### **BEDROOM THREE**

**8'00 x 7'08 (2.44m x 2.34m)**

Currently being used as an office, Radiator, window to front aspect.

### **FAMILY BATHROOM**

**7'11 max x 6'04 max (2.41m max x 1.93m max)**

Modern three piece white suite to include a bath with mains fed shower over and a tiled surround, low level w.c and a pedestal wash handbasin with tiled splash-backs. Heated towel rail and obscured window to rear aspect.

### **OUTSIDE**

The small front garden is bordered by mature hedges with a path leading up to the canopied front entrance.

The fully enclosed rear garden is laid mostly to grass and decking with attractive flower borders. There is a small shed and a cold water tap. A path and gate lead to a passageway which in turn leads to the two allocated parking spaces.

### **SERVICES**

Mains Water, Drainage, Electricity & Gas. Photo Voltaic Solar Panels- owned outright and installed 2015.

Gigaclear & Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

### **AGENTS NOTE**

Open cell spray foam loft insulation was installed in the property in 2020. Please contact your Financial Advisor regarding possible mortgage implications.

### **WATER RATES**

Severn Trent Water Authority - Rate to be confirmed.

## LOCAL AUTHORITY

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

## TENURE

Freehold

## 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 on the right hand side.

## 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.

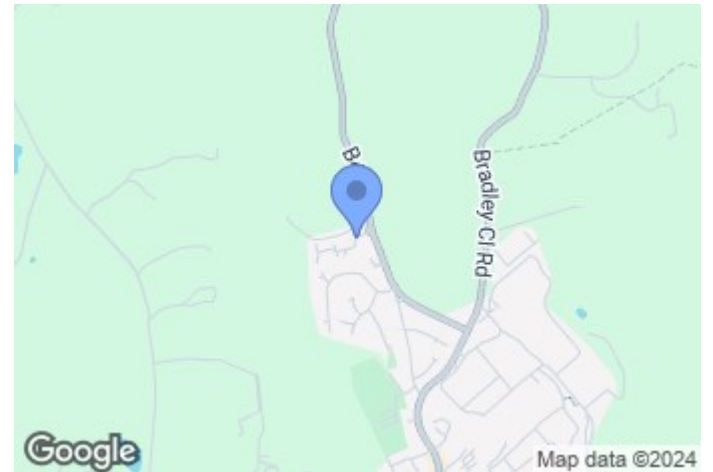
## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

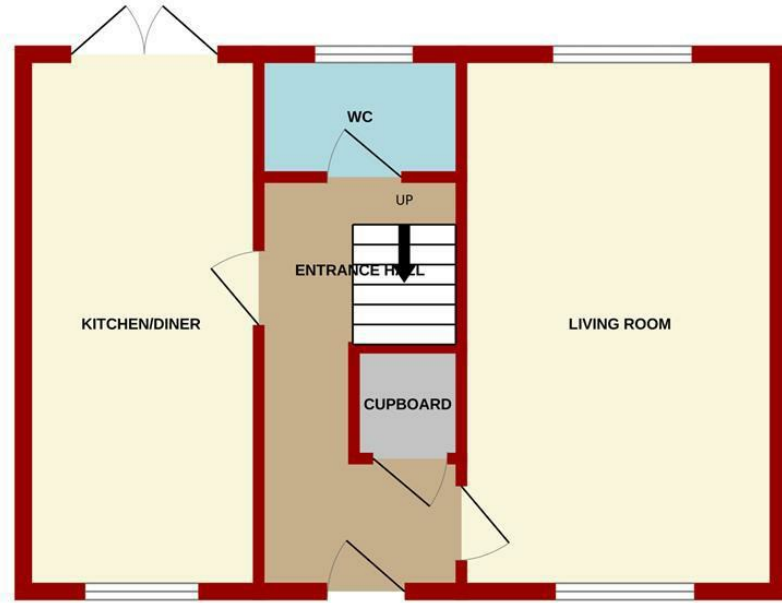
## MONEY LAUNDERING REGULATIONS

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)

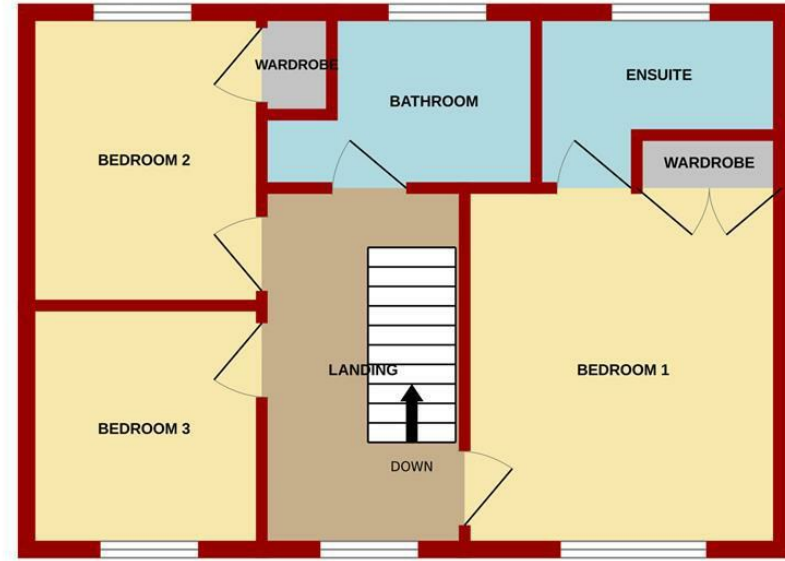




GROUND FLOOR



1ST 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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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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>89</b>
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