



**Woodview, Bradley Court Road**  
Mitcheldean, GL17 0DR



**MORRIS  
BRICKNELL**





# Woodview, Bradley Court Road Mitcheldean, GL17 0DR

Guide:  
£415,000

**Two Bedroom Detached Bungalow**

**Attached Garage, Workshop and Car Ports**

**Accessible Yet Secluded Semi-Rural Location**

**Total Plot in Excess of 1/3 Acre**

**Fantastic Potential for Improvements and/or Development**

**Surrounded on Three Sides by Fields with Views to Woodland**

The small town of Mitcheldean lies approximately half a mile to the south of Woodview and provides all the necessary facilities such as supermarket, doctors and the well regarded secondary school Dene Magna, whilst to the north is the village of Lea, with primary school, pub, shop, church and popular village hall. For those concerned with communication links, the Cathedral City of Gloucester is only 12.5 miles, and the tourist town of Ross-on-Wye 6 miles, both giving access to the A40, M50 and M5.

Woodview is set back from the road and surrounded by farmland and woods, offering a fantastic location for anyone who is looking for a rural position and a sense of space.

The bungalow comprises an 18' living room with a coal effect fireplace and large windows to both the front and side of the property, which provide an abundance of natural light. A door leads through to a central hallway from which one accesses the 14' kitchen/breakfast room and the rear porch beyond. With a dining room, conservatory, family bathroom and two bedrooms Woodview is a property offering a potential purchaser the opportunity to create their own bespoke home.



With the added benefit of an attached 22' garage and 16' workshop there is, subject to relevant planning/building requirements, the potential to reconfigure or extend the layout to create a unique home.

To the front of the property is a large driveway providing ample turning/parking space for several vehicles, together with a car port for three vehicles. The garden to the front is laid to lawn with several specimen trees and shrubs, whilst to the rear is a paved patio/seating area with a raised pond.

**Directions:** Leave the eastern outskirts of Ross at Hildersley Roundabout (Ross Fire Station) taking the A40 towards Gloucester. Pass through the village of Weston-under-Penyard, and continue through the traffic lights at Lea, proceeding up the hill for approx. 0.5 miles turning right at the crossroads. Proceed along this lane for approximately 1 mile and Woodview will be on your right hand side marked by our for sale board.



**BT Broadband Availability Speeds:** Up to 36Mb  
(Quoted from [www.bt.com/broadband/availability](http://www.bt.com/broadband/availability) by using the property's postcode)

**Services:** Mains water, electricity and gas are connected. Private drainage.

**Outgoings:** 'D' Council Tax Band    **EPC Rating:** 'D' (Full EPC Rating available)

**To View:** Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

**What3words:** [///hence.fires.pinging](https://www.what3words.com/#!/hence.fires.pinging)

**Tenure:** We are advised that the property is Freehold

**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 co-operation in order that there is no delay in agreeing the sale.

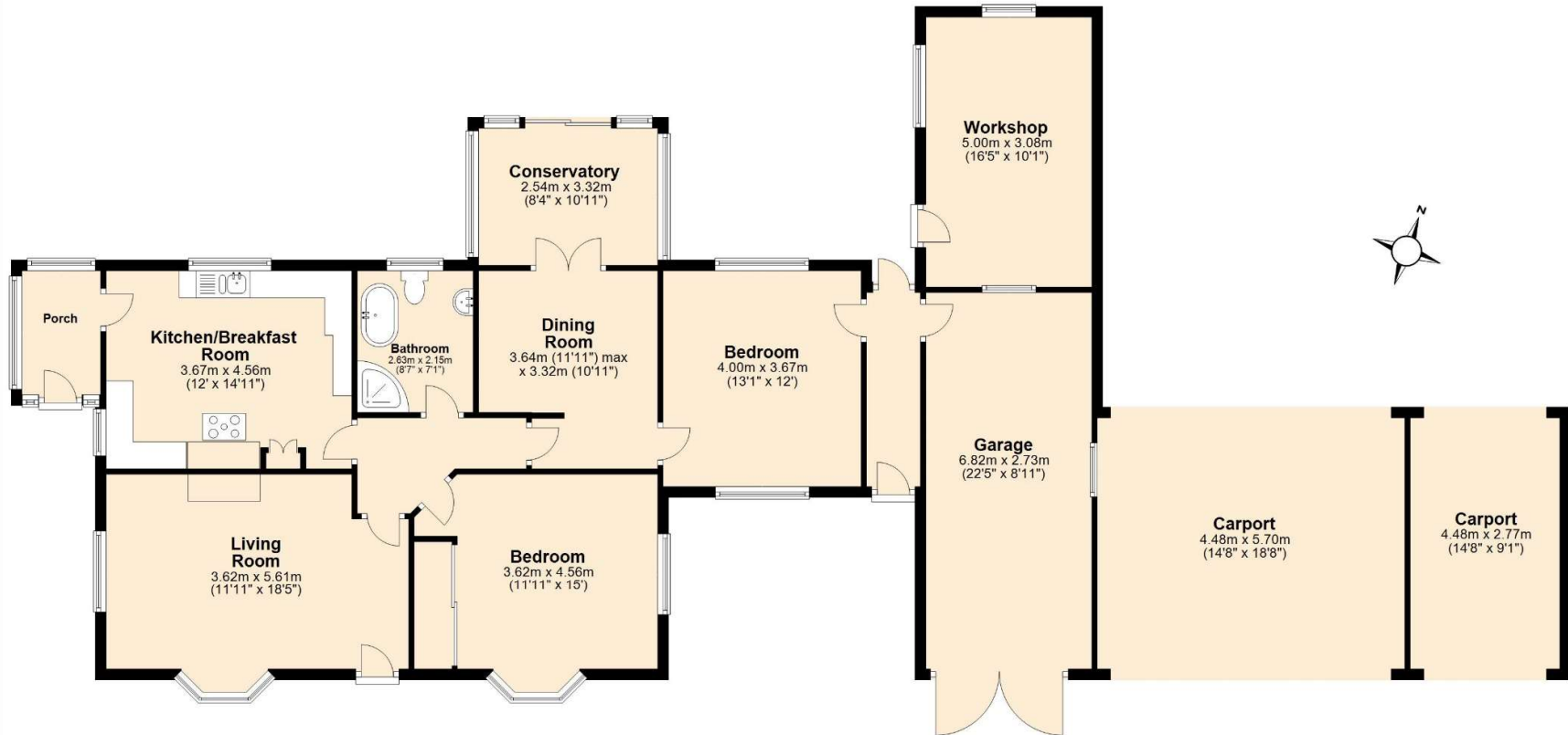


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

**Ground Floor**

Approx. 105.5 sq. metres (1135.5 sq. feet)



Total area: approx. 105.5 sq. metres (1135.5 sq. feet)



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