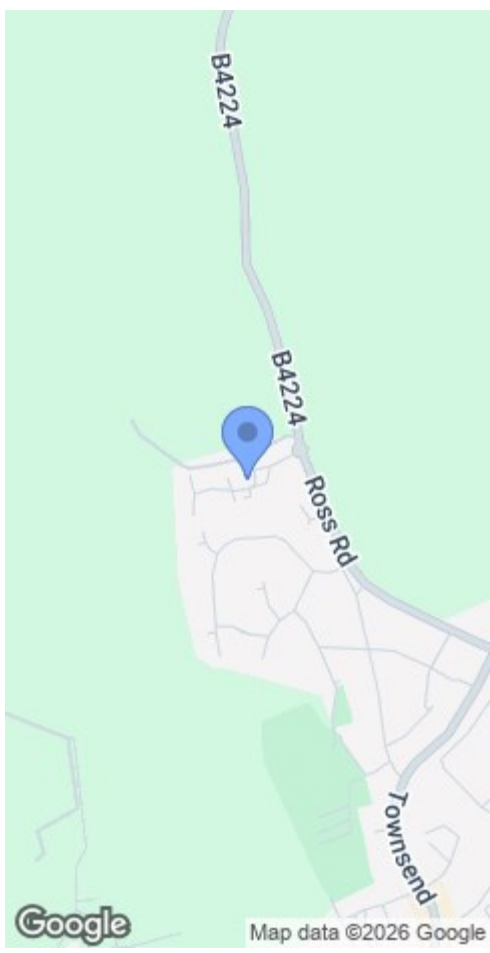
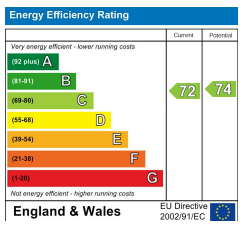
34 Lining Wood
Mitcheldean GL17 0EN

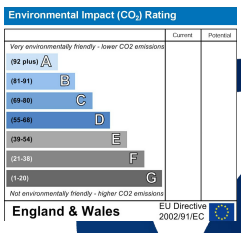
STEVE GOOCH
ESTATE AGENTS | EST 1985











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.

Guide Price £180,000

Situated within the SOUGHT-AFTER LINING WOOD DEVELOPMENT on the edge of Mitcheldean, with WOODLAND WALKS CLOSE BY, is this SPACIOUS MODERN TWO DOUBLE BEDROOM COACH HOUSE. The property benefits from a LIGHT AND SPACIOUS LOUNGE/DINER, SINGLE GARAGE WITH POWER AND LIGHTING, ALLOCATED PARKING FOR ONE VEHICLE and an attractive FRONT GARDEN. Ideally suited to FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS, this FREEHOLD PROPERTY enjoys a peaceful setting whilst remaining within easy reach of Mitcheldean's shops, schools and local amenities.

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.

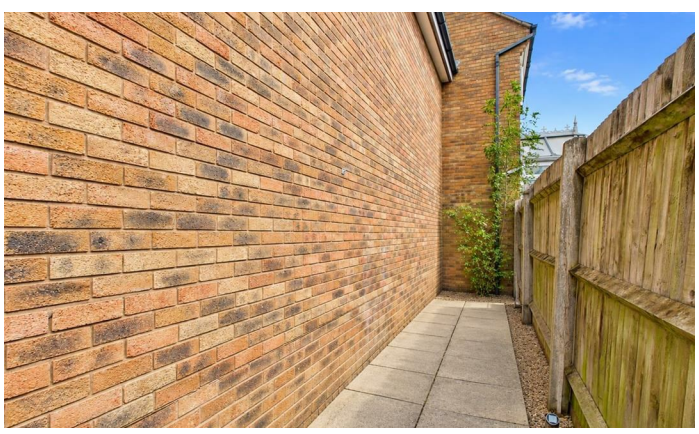


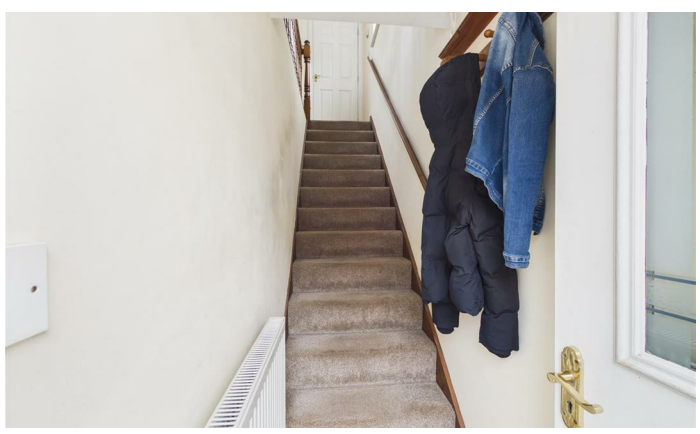












A front aspect partly glazed UPVC entrance door leads into:

LOBBY
4'7 x 3'0 (1.40m x 0.91m)
Radiator and staircase leading to the first-floor accommodation.

LOUNGE/DINER
18'3 x 11'11 (5.56m x 3.63m)
A light and spacious triple-aspect room with radiators, T.V point and built-in cupboard housing the Worcester gas-fired combination boiler. Door leading to the inner hall.

INNER HALL
3'0 x 10'4 (0.91m x 3.15m)
Laminate wood-effect flooring, loft access and doors leading to the kitchen, both bedrooms and bathroom.

KITCHEN
8'2 x 8'3 (2.49m x 2.51m)
Fitted with a range of wall and base units with laminate worktops and tiled splashbacks. Inset stainless steel sink and drainer, built-in electric oven with gas hob and extractor hood over, space and plumbing for a washing machine and space for a fridge/freezer. Front aspect window.

BEDROOM ONE
11'7 x 8'6 (3.53m x 2.59m)
A double bedroom with radiator and front aspect window.

BEDROOM TWO
6'5 x 10'7 (1.96m x 3.23m)
A further double bedroom with radiator and Velux skylight.

BATHROOM
5'4 x 6'1 (1.63m x 1.85m)
Comprising panelled bath with electric shower over, close-coupled W.C. and pedestal wash hand basin with tiled splashbacks. Part-tiled walls, tiled flooring, chrome heated towel rail, extractor fan and Velux skylight.

PARKING & GARAGE
18'3 x 8'4 (5.56m x 2.54m)
To the front of the property is an allocated parking space for one vehicle, providing access to the single garage via an up-and-over door. The garage benefits from power and lighting and a useful storage cupboard.

OUTSIDE
To the front of the property is an attractive lawned garden with established planted borders, together with allocated parking for one vehicle. A side gate and pathway provide access to a small patio area to the rear.

SERVICES
Mains water, electric, gas and 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 - to be confirmed.

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

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)

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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 behind the playground.

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