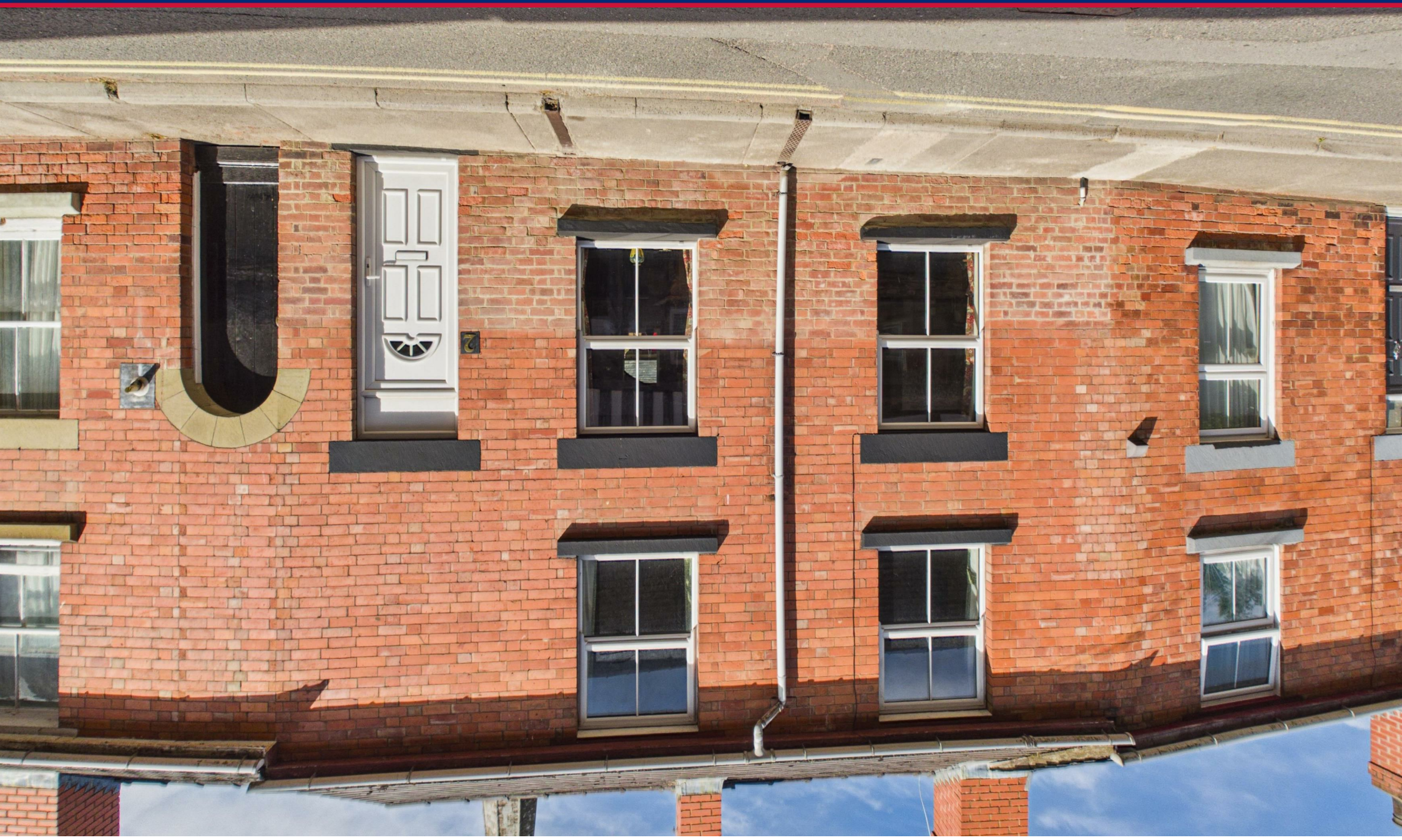
STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Mill End Street
Mitcheldean GL17 0HP





Approximate total area[1]
693 ft²

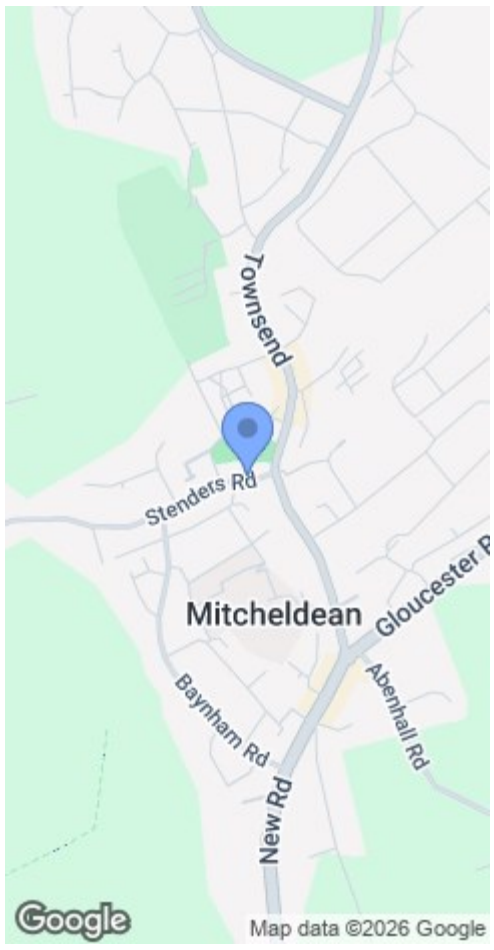
Reduced headroom
8 ft²

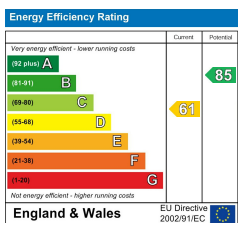
(1) Excluding balconies and terraces

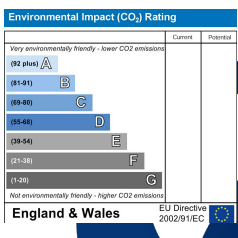
Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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

A TASTEFULLY DECORATED and WELL PRESENTED TWO DOUBLE BEDROOM LATE VICTORIAN MID-TERRACE PROPERTY, situated in the HEART OF MITCHELDEAN'S CHARMING CONSERVATION AREA and within WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES.

This LIGHT AND SPACIOUS HOME offers CHARACTERFUL ACCOMMODATION arranged over two floors, comprising TWO RECEPTION ROOMS and KITCHEN to the ground floor, with TWO DOUBLE BEDROOMS and BATHROOM to the first floor.

Outside, the property benefits from an ENCLOSED AND PRIVATE REAR GARDEN enjoying a PRETTY CHURCH BACKDROP together with CONVENIENT SIDE ACCESS.

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.

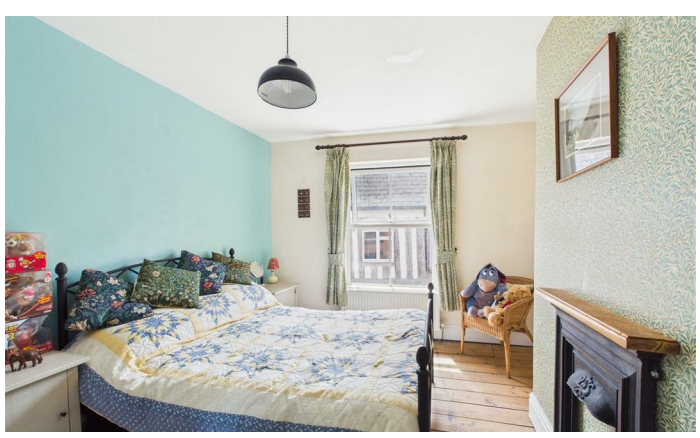
With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.















The property is accessed via a upvc front door leading into;

LOUNGE
With high ceilings and an original feature fireplace with period surround and hearth, exposed floorboards, radiator, stairs lead to the first floor landing, front and rear aspect windows, a door leads to the sitting room/dining room.

SITTING / DINING ROOM
A versatile room that works well as a sitting room or dining room, having high ceilings and an original feature fireplace with period surround, hard wood flooring, radiator, store cupboard housing the two year old Worcester gas-fired combi boiler, front aspect window. A doorway leads through to the kitchen.

KITCHEN
Comprising a range of fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Built-in electric oven, gas hob and extractor hood. Space and plumbing for a washing machine and fridge/freezer. Tiled flooring, side aspect window and double glazed upvc door opening out to the garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR LANDING.

LANDING
Exposed floorboards, rear aspect window, doors lead off to the two bedrooms and bathroom.

BEDROOM ONE
A double room with walk-in wardrobe, exposed floorboards, radiator, front aspect window.

BEDROOM TWO
A double room with exposed floorboards, radiator, loft hatch, front aspect window.

BATHROOM
Comprising a four piece suite to include a panelled bath with tiled splash-backs, mains fed shower cubicle with tiled surround, close coupled w.c and pedestal washbasin unit with tiled splash-backs. Additionally there are exposed floorboards, a heated towel rail and side aspect window.

PARKING
There is on road parking available nearby, as well as a nearby public car park offering permit parking with electric car charging.

OUTSIDE
The enclosed and private rear garden enjoys a lovely church backdrop and is mostly laid to lawn with a small vegetable patch and small patio. To the rear of the garden is a brick built outbuilding with potential to be converted to a home office subject to relevant permissions.

AGENTS NOTE
Part of the property constitutes a small flying freehold over part of a shared passageway.

SERVICES
Mains electric and water, 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.

LOCAL AUTHORITY
Council Tax Band: A
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Mitcheldean office, proceed approx. 50 yards up Mill End Street in the direction of Drybrook where the property can be found on the right.

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