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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.

GARAGE

GROUND 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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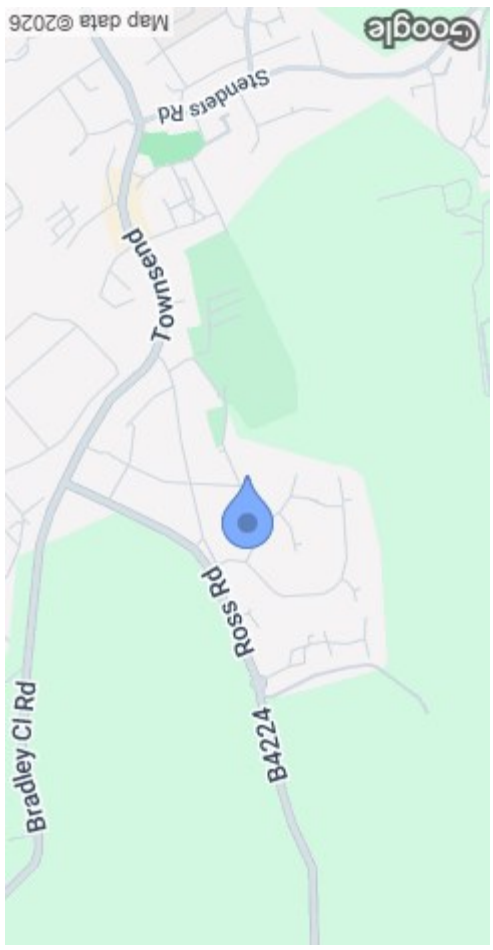

11 Glebe Close
Mitcheldean GL17 0BW

STEVE GOOCH
ESTATE AGENTS | EST 1985

£180,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW, offering excellent potential for updating and modernisation. The accommodation comprises ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS and BATHROOM.

Further benefits include OFF-ROAD PARKING FOR TWO/THREE VEHICLES, a CARPORT, GARAGE, ENCLOSED FRONT AND REAR GARDENS and ATTRACTIVE VIEWS TOWARDS OPEN FIELDS AND COUNTRYSIDE, all being offered with NO ONWARD CHAIN.

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.

Access via side UPVC obscure glazed front door into:

ENTRANCE HALL
Ceiling light, power point, glazed paneled door into:

LOUNGE
13'2 x 9'5 (4.01m x 2.87m)
Ceiling light, coving, central heating thermostat control, dado rail, chimney breast with electric fire inset, power points, TV point, front aspect UPVC double glazed window overlooking front garden with far reaching views towards fields and countryside, opening into:

KITCHEN
6'3 x 6'3 (1.91m x 1.91m)
Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surround, space and plumbing for washing machine, undercounter fridge, space for freestanding electric cooker, front aspect UPVC double glazed window overlooking front garden and driveway with far reaching views of fields and countryside.

BEDROOM ONE
9'5 x 7'10 (2.87m x 2.39m)
Ceiling light, access to roof space, power points, rear aspect UPVC double glazed window overlooking the rear garden and views towards forest and woodland in the distance.

BEDROOM TWO
8'2 x 5'3 (2.49m x 1.60m)
Ceiling light, coving, power points, rear aspect window overlooking the rear garden with views towards the forest and woodland.

BATHROOM
7'9 x 4'11 (2.36m x 1.50m)
Sliding door entrance, wet room with non slip floor, ceiling light, electric wall mounted shower, basin with mixer tap over, close coupled WC, tiled walls around shower, basin and WC, wall mounted electric heater, side aspect UPVC obscure double glazed window.

OUTSIDE
To the front of the property is a small garden area which is laid to gravel with a variety of various shrubs and bushes, a concrete driveway suitable for the parking of up to two / three vehicles, which in turn leads to a carport and onto the garage. To the rear, gated access leads to the courtyard area, with dwarf wall all way around, three steps up lead to a lawned area, all enclosed by fencing and hedging surround, having lovely views towards forest and woodland.

GARAGE
15'4 x 8'7 (4.67m x 2.62m)
Single up and over door, power and lighting, side aspect double glazed obscure window.

SERVICES
Mains electric and water 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 down through the town centre and turn left onto Carisbrook Road. Take the second left into The Crescent, followed by the first left into Glebe Close, where the property can be found after a short distance on the right hand side marked by our 'For Sale' board.

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