



30 Ross Road
Mitcheldean GL17 0EQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

£120,000

Offered for sale on A 50% SHARED OWNERSHIP BASIS is this SPACIOUS THREE-BEDROOM END TERRACE PROPERTY BUILT IN 2007, located on the edge of Mitcheldean having GOOD ACCESS TO THE LOCAL SCHOOLS AND AMENITIES as well as WOODLAND WALKS. This IDEAL FIRST TIME BUY/FAMILY HOME offers a SPACIOUS LOUNGE/DINER, FULLY FITTED KITCHEN, DOWNSTAIRS W.C, THREE GOOD SIZED BEDROOMS with BEDROOM ONE HAVING A BUILT-IN DOUBLE WARDROBE, BATHROOM WITH MODERN WHITE SUITE, ENCLOSED WEST-FACING REAR GARDEN and CAR PORT PARKING as well as modern comforts such as GAS CENTRAL HEATING and DOUBLE GLAZING.

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 door leads into;

ENTRANCE HALL

Radiator, stairs ascend to the first floor landing, doors lead off to the kitchen, lounge/diner and downstairs w.c.

KITCHEN

9'3 x 9'11 (2.82m x 3.02m)

Comprising a range of fully fitted wall and base level units with laminate worktops and tiled splash-backs, an inset stainless steel sink unit with drainer, built-in electric oven with gas hob and extractor hood above, space and plumbing for a washing machine and fridge/freezer. Radiator, front aspect window.

LOUNGE/DINER

16'3 x 14'10 (4.95m x 4.52m)

A spacious room with useful under-stairs storage cupboard, radiator, rear aspect window and door leading out to the garden.

DOWNSTAIRS W.C

3'0 x 6'3 (0.91m x 1.91m)

Comprising a close coupled w.c and wall mounted washbasin with tiled splash-backs, radiator, obscured front aspect window.

LANDING

A loft hatch gives access to the insulated loft space, an airing cupboard houses the Worcester gas-fired combi boiler, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

8'11 x 12'9 (2.72m x 3.89m)

A double room with a built-in double wardrobe, radiator, rear aspect window.

BEDROOM TWO

8'10 x 9'9 (2.69m x 2.97m)

Also a double room with a radiator, front aspect window.

BEDROOM THREE

6'11 x 7'11 (2.11m x 2.41m)

A single room with a radiator, rear aspect window.

BATHROOM

7'0 x 5'5 (2.13m x 1.65m)

Comprising a white three piece suite to include a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin unit. Radiator, partly tiled walls, obscured front aspect window.

PARKING

There is a car port suitable for parking one vehicle that can be accessed via an alleyway from the rear garden.

OUTSIDE

The open front garden is laid to lawn with a steps leading up to the front entrance. The enclosed west-facing rear garden is also predominantly laid to lawn with small patio seating area and a path leading to a gate giving access to a communal alleyway that leads to the car port.

AGENTS NOTE

On Market Valuation- £245,000

50% share- £122,500

Rent- £453.35. Rent reviewed every April.

Service Charge- £9.36pcm

Buildings Insurance- £17.31pcm

DIRECTIONS

From the Mitcheldean office, proceed through the village turning left onto Carisbrook Road. Go past the turnings for Old Dean Road and Hollywell Road, the property can be found after a short distance on the left. For the carport, turn left at the mini roundabout into Lining Wood, where it can be found immediately on the left hand side.

SERVICES

Mains water, drainage, electricity, gas.

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: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold- 125 years from 2007

Freeholder: Two Rivers

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.

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)



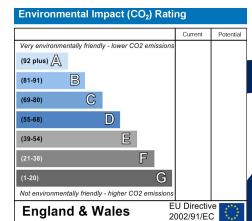
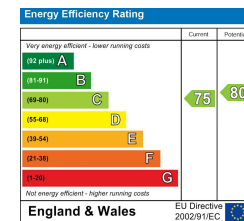
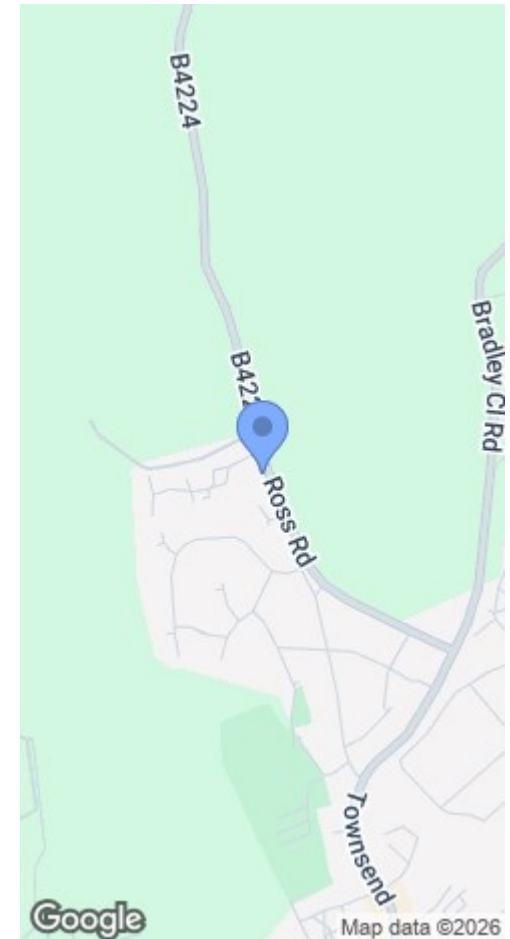


Approximate total area^m
753 ft²

(1) Excluding balconies and terraces

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.



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