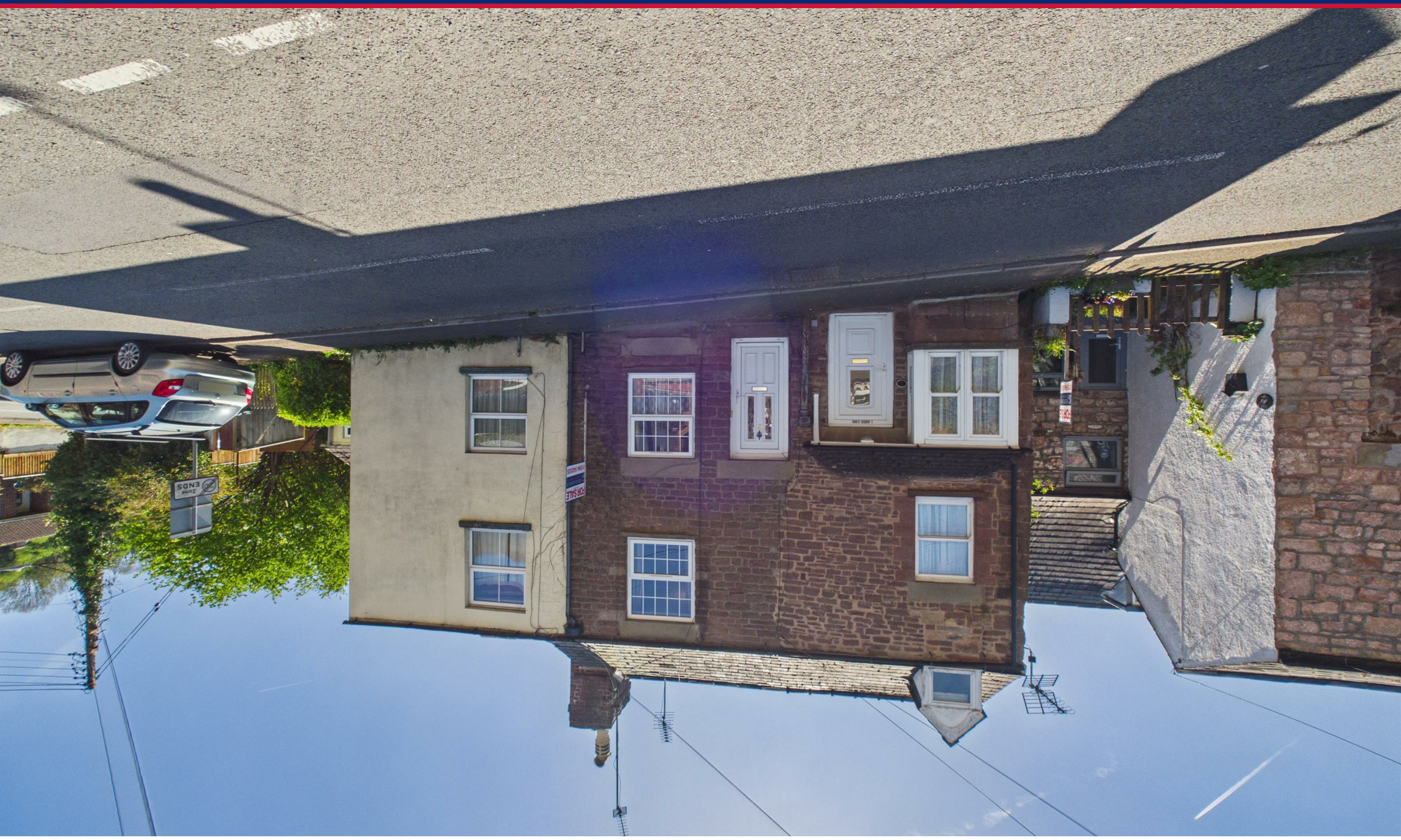
STEVE GOOCH
ESTATE AGENTS | EST 1985

2 Ganderclough The Stenders
Mitcheldean GL17 0HY





Approximate total area[1]
800 ft²

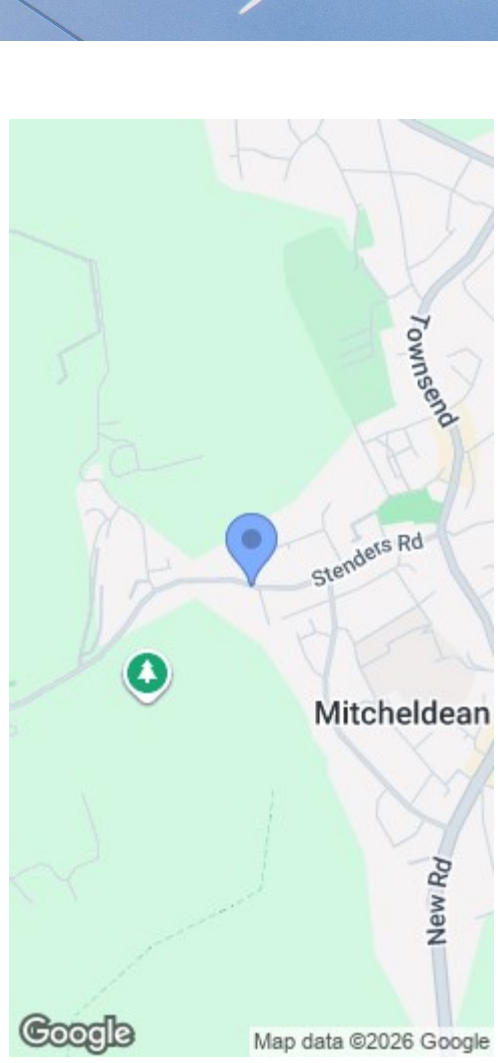
Reduced headroom
10 ft²

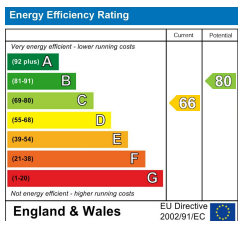
(1) Excluding balconies and terraces

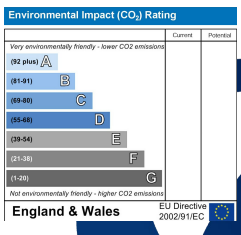
Reduced headroom
..... Below 5 ft

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.

£189,500

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING TWO BEDROOM MID-TERRACED PERIOD PROPERTY ideal for FIRST TIME BUYERS or INVESTORS located a SHORT WALK FROM THE TOWN CENTRE, benefiting from a REAR GARDEN with LARGE TIMBER SHED IDEAL AS A WORKSHOP / GARAGE.

The accommodation comprises: LOUNGE, KITCHEN, CONSERVATORY, and SHOWER ROOM to the ground floor, with TWO BEDROOMS to the first floor and a CELLAR to the lower ground floor.

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.

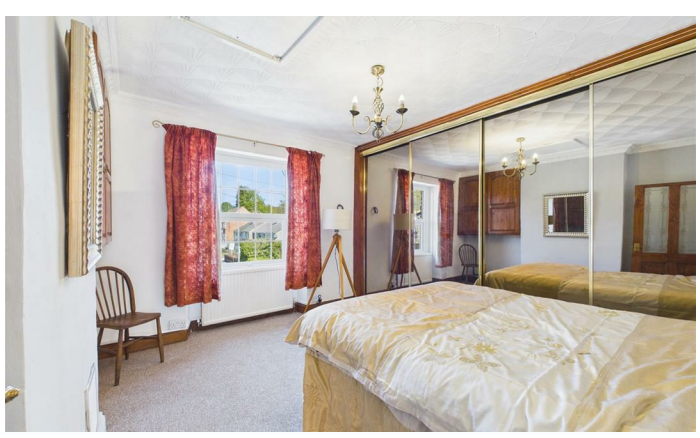
With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community center. The town hosts various events throughout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















The property is accessed via a upvc obscure glazed leadlight paneled door leading into the:

LOUNGE
11'8 x 12'3 (3.56m x 3.73m)
Two ceiling lights, coving, chimney breast, alcoves to either side, dado rail, thermostat controls, electric fire, deep timber skirting boards, exposed timber floorboards, tv point, power points, single radiator, front aspect upvc double glazed Georgian bar window overlooking Tusculum Way and towards fields and woodland in the distance, bifold door giving access into:

KITCHEN
11'1 x 12'1 (3.38m x 3.68m)
Ceiling light, single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, tiled surrounds, range of base and wall mounted units, electric oven, gas hob, filter hood over, consumer unit, tiled flooring, stairs leading to the first floor, power points, single radiator, feature brick fireplace opening with stone hearth, door leading to:

CELLAR
15'9 x 9'3 (4.80m x 2.82m)
Lighting, stone steps, remnants of the original fireplace.

REAR HALL
Door leading into:

SHOWER ROOM
3'2 x 8'4 (0.97m x 2.54m)
White suite with close coupled w.c, pedestal wash hand basin with taps over, tiled splash back, tiled shower enclosure with electric shower fitted, continuation of the tiled flooring, half tiled walls, ceiling light, wall mounted electric heater, rear aspect obscure double glazed window.

CONSERVATORY
9'4 x 9'0 (2.84m x 2.74m)
Upvc construction with dwarf walls, polycarbonate roof, wetboard walls, power, obscure glazed windows to side, door giving access to the rear garden.

From the kitchen, stairs lead up to the first floor:

LANDING
Coving, ceiling light, access into:

BEDROOM ONE
12'7 x 10'1 (3.84m x 3.07m)
Ceiling light, access to roof space, large range of built-in wardrobes with mirrored doors, hanging and shelving options, chimney breast, alcove cupboard to side, two wooden doors with shelving, power points, double radiator, front aspect upvc Georgian bar double glazed window with views up Tusculum Way and towards fields and woodland in the distance.

BEDROOM TWO
8'3 x 12'2 (2.51m x 3.71m)
Ceiling light, exposed ceiling timber, two rear aspect ceiling skylights, single radiator, power points, curtain giving access to cupboard storage housing the gas fired central heating and domestic hot water boiler.

OUTSIDE
Paved pathway with flower borders to the side leads along to the rear garden with pagoda seating space, further raised garden areas, enclosed by stone walling and fencing, large timber shed/workshop with power, lighting and bifold door which could make it suitable as a garage.

DIRECTIONS
From the Mitcheldean Office, proceed up The Stenders where the property can be found after a short distance on the left hand side.

SERVICES
Mains water, drainage, electricity and gas.

WATER RATES
Severn Trent Water Authority

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

TENURE
Freehold

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

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.