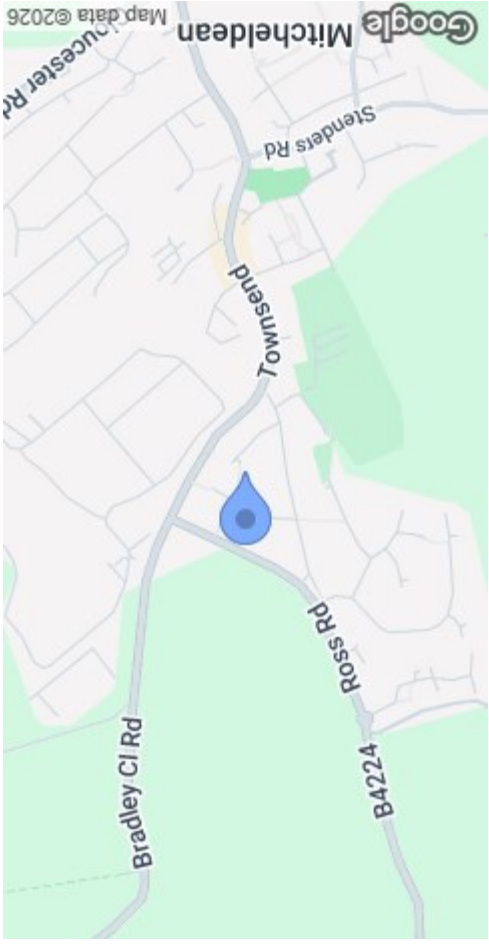




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



12 Oakhill Road
 Mitcheldean GL17 0BN

£260,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW comprising ENTRANCE HALL, LOUNGE, KITCHEN, TWO BEDROOMS, FAMILY BATHROOM, OFF ROAD PARKING, GARAGE, ENCLOSED GARDENS.

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 benefits from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE, GARDENS and COUNTRYSIDE VIEWS.



The entrance door is of UPVC construction with panel to top, giving access to

ENTRANCE HALL

Coving, ceiling light, access to roof space, double radiator, power point, leading to

LOUNGE

Feature fireplace of timber construction with a marble hearth, electric woodburning stove, chimney breast, alcove to the left, ceiling light, coving, power points, TV points, telephone point, double radiator, wood effect flooring, large front aspect window overlooking the garden.

KITCHEN

Belfast style sink unit with mixer tap over, solid woodblock worktops and matching upstands, range of base and wall mounted units, four ring electric hob, electric oven beneath, extractor hood over, space for freestanding fridge/freezer, space for under counter washing machine, small breakfast bar with same woodblock worktop and matching upstands, bevelled edge envelope tiles, power points with USB ports, continuation of wood effect flooring, single radiator, inset ceiling spots, coving, rear aspect window opening into Conservatory, rear aspect door opening into:

CONSERVATORY

Of UPVC construction with polycarbonate roof with glazed windows to all sides overlooking the garden with views towards fields and countryside. A personal door leads onto the driveway.

BEDROOM ONE

Ceiling light, coving, single radiator, power points, rear aspect window overlooking the rear garden and with views towards countryside.

BEDROOM TWO

Ceiling light, coving, double radiator, power points, door to built-in storage cupboard, front aspect window overlooking the front garden.

FAMILY BATHROOM

Comprises white suite with modern pea-shaped bath with mains fed shower over, conventional and drencher head, tiled surrounds and screen, extractor fan, ceiling light, coving, vanity unit housing the wash basin with monobloc tap over and concealed cistern W.C, half tiled walls, chrome heated towel radiator and side aspect obscure window.

OUTSIDE

The property has a driveway with parking for two to three vehicles, front garden is laid to lawn and enclosed by fencing and hedging surround. Outside lighting, EV charging point and outside tap, UPVC fascia and guttering. Pickett gate gives access to the detached single concrete sectional garage accessed via a single up and over door, window to side. The rear garden is laid to lawn with borders, enclosed by fencing surround, views towards woodland, fields and countryside.

DIRECTIONS

From the Mitcheldean office proceed down through the village, turning left onto Carisbrook Road, take the first turning left onto Old Dean Road, proceed to the top turning into Oakhill Road on the left where the property can be found towards the end on the left hand side.

SERVICES

Mains water and drainage, mains supply electricity, mains gas. Fibre Broadband.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

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.

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.

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

