



51 Eastern Avenue
Mitcheldean GL17 0DE



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £210,000

****NO ONWARD CHAIN**** A WELL-PRESENTED AND SPACIOUS THREE-BEDROOM TERRACED HOME, pleasantly situated in the POPULAR TOWN OF MITCHELDEAN and within WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS AND AMENITIES. Offering an IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS, the property benefits from a LIGHT AND SPACIOUS 17.FT LIVING ROOM with direct access to the rear garden, a useful UTILITY ROOM, OFF-ROAD PARKING FOR TWO VEHICLES and an ENCLOSED, LOW-MAINTENANCE REAR GARDEN.

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

17'8 x 10'6 (5.38m x 3.20m)

Stairs ascend to the first floor landing, radiator, doors lead off to the living room and kitchen/breakfast room.

LIVING ROOM

17'8 x 10'6 (5.38m x 3.20m)

Feature decorative fireplace with inset gas fire, radiators, front aspect window, rear aspect French doors lead out to the garden.

KITCHEN / BREAKFAST ROOM

10'11 x 13'5 (3.33m x 4.09m)

Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for a freestanding gas cooker, space and plumbing for a washing machine. Tiled flooring, radiator, under-stairs storage cupboard, rear aspect window and door leading out to the garden. A door leads to;

UTILITY ROOM

6'2 x 6'10 (1.88m x 2.08m)

Space for a fridge/freezer and tumble dryer, tiled walls and flooring, front aspect window and door to front garden.

LANDING

5'4 x 6'5 (1.63m x 1.96m)

Cupboard housing the Worcester gas-fired combi boiler fitted new in 2023, access to the loft space, rear aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

11'11 x 10'6 (3.63m x 3.20m)

A double room with a radiator, front aspect window.

BEDROOM TWO

9'2 x 10'8 (2.79m x 3.25m)

A double room with a radiator, front aspect window.

BEDROOM THREE

8'3 x 7'9 (2.51m x 2.36m)

A good size single room with a radiator, rear aspect window with views towards countryside.

BATHROOM

Comprising a three piece suite to include a panelled bath with shower attachment over and tiled splash-backs, close coupled w.c and pedestal wash basin unit. Radiator, tiled walls, obscured rear aspect window.

PARKING

A pair of gates opens on to a driveway for parking one vehicle.

OUTSIDE

The low-maintenance front garden is laid to patio and accessed via a pedestrian gate, with double gates opening onto the driveway. A ramp provides access to the front entrance.

To the rear is a good-sized, low-maintenance garden, predominantly laid to patio. A ramp leads directly from the living room into the garden, with a shed and greenhouse positioned at the far end.

AGENTS NOTE

Please note that some of the photos of the garden have been AI generated for indicative purposes.

SERVICES

Mains water, electricity, drainage and 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 - TBC.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, High St, Coleford, 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.

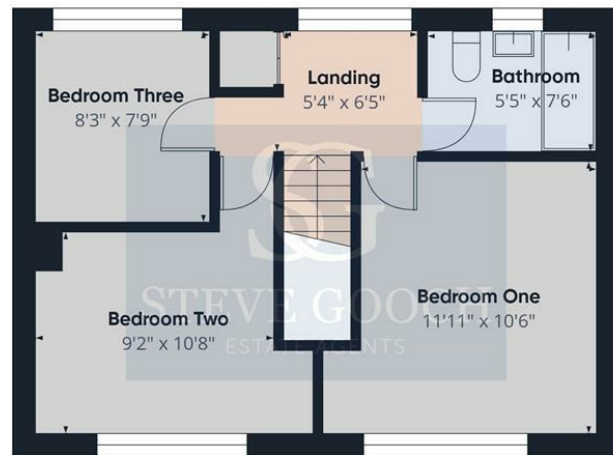
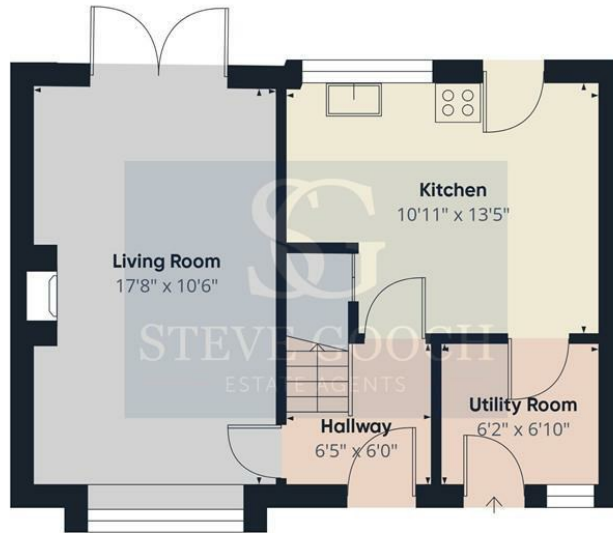
DIRECTIONS

From our office in Mitcheldean head in the direction of the A4136, taking the first left into Eastern Avenue, follow the road where the property can be found on the right hand side just before it bends to 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).



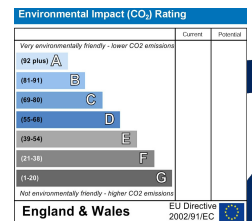
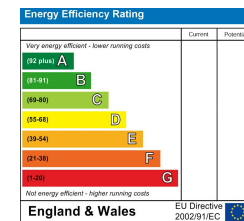
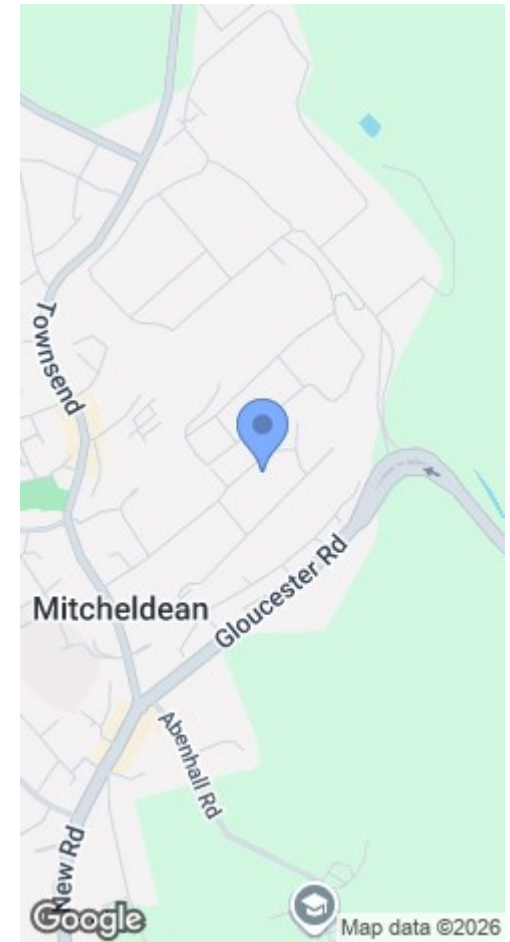


Approximate total area^m
819 ft²

(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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