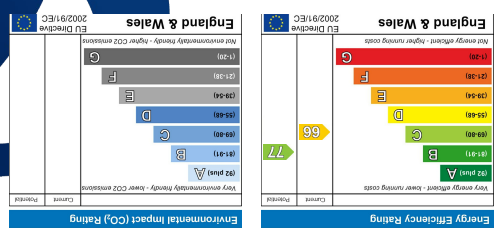
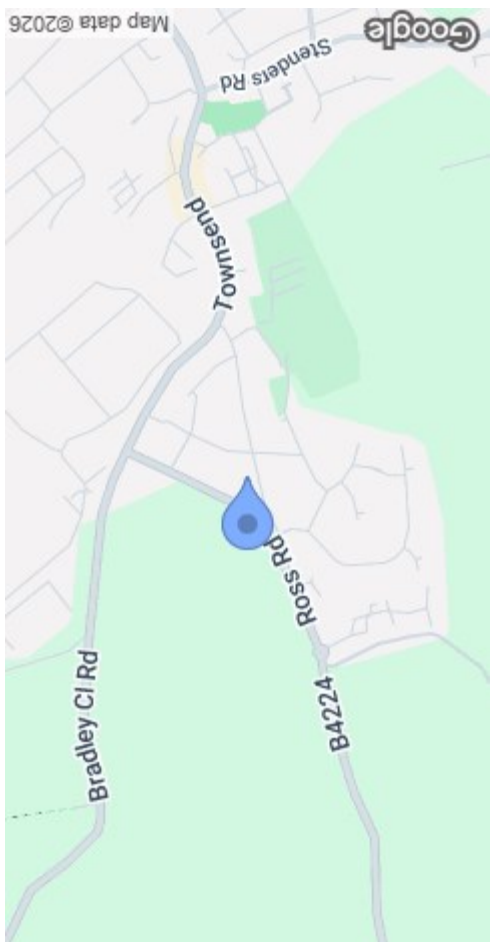
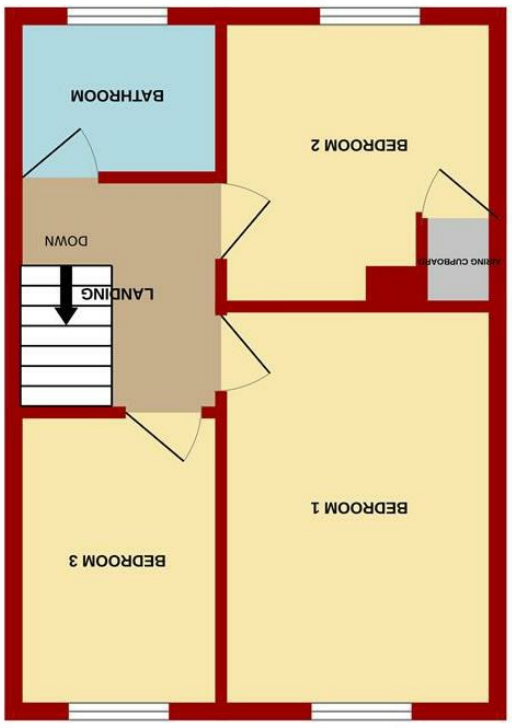
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

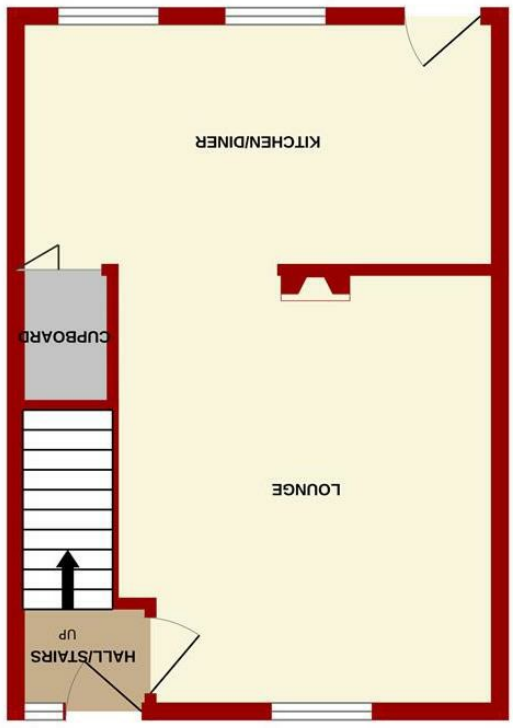
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025







1ST FLOOR



GROUND FLOOR

24 Old Dean Road
Mitcheldean GL17 0BH

STEVE GOOCH
ESTATE AGENTS | EST 1985

Offers Over £200,000

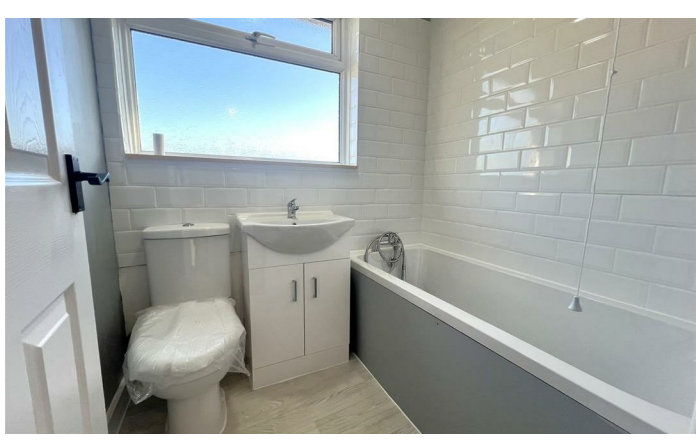
Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED FAMILY HOME enjoying OFF-ROAD PARKING FOR TWO/THREE VEHICLES, SINGLE GARAGE, ENCLOSED FRONT AND REAR GARDENS and NO ONWARD CHAIN. Set within the sought-after catchment for the OFSTED OUTSTANDING DENE MAGNA SECONDARY SCHOOL, the property also benefits from FAR-REACHING VIEWS, NEWLY FITTED CARPETS AND PLUMBING, GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises: ENTRANCE HALL, LOUNGE and KITCHEN/DINING ROOM to the ground floor, with THREE BEDROOMS and FAMILY BATHROOM to the first 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 centre. The town hosts various events throughout the year, including festivals and markets.



The property is accessed via a canopy porch over the upvc double glazed front door with obscure glazed panel to top and side. This leads into the:

ENTRANCE HALL
Stairs leading to the first floor, ceiling light, electrical consumer unit, smoke/heat alarm, single radiator, power points, telephone point, wooden panel door giving access into:

LOUNGE
14'07 x 12'09 (4.45m x 3.89m)
Feature fireplace opening with gas point, small timber shelf above, alcove to right hand side, ceiling light, coving, power points, vertical wall mounted radiator, conventional radiator, front aspect upvc double glazed window overlooking the front garden and driveway with views towards forest and woodland, opening into:

KITCHEN/DINING ROOM
15'11 x 8'04 (4.85m x 2.54m)
Range of base and wall mounted units, rolled edge worktops, tiling surround, power points, hob, oven with filter hood over, integrated fridge/freezer, single bowl single drainer stainless steel sink unit, mixer tap over, space and plumbing for automatic washing machine, two ceiling lights, coving, tiled flooring, single radiator, bilford door giving access to a good sized understairs storage cupboard, two rar aspect upvc double glazed window overlooking the rear garden with views towards fields and woodland in the distance, rear aspect upvc obscure glazed panel door leading onto the rear garden.

From the entrance hall, stairs leading up to the first floor:

LANDING
Access to roof space, ceiling light, smoke/heat alarm, wooden panel doors giving access into:

BEDROOM ONE
13'04 x 8'10 (4.06m x 2.69m)
Ceiling light, coving, power points, single radiator, front aspect upvc double glazed window overlooking the garden with far reaching views over forest and woodland in the distance.

BEDROOM TWO
10'03 x 9'09 (3.12m x 2.97m)
Ceiling light, coving, power points, door to airing cupboard housing the Worcester Bosch gas fired central heating and domestic hot water boiler (installed approximately 18 months ago), slatted shelving space, rear aspect upvc double glazed window overlooking the rear garden and towards fields and woodland in the distance.

BEDROOM THREE
9'10 x 6'10 (3.00m x 2.08m)
Ceiling light, coving, single radiator, power points, front aspect upvc double glazed window overlooking the front garden and driveway with views towards fields and woodland in the distance.

BATHROOM
White suite with modern side panel bath, shower mixer tap fitted over, electric shower fitted, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, close coupled w.c, ceiling light, tiled surrounds to bath and w.c, exposed timber window ledge, wall mounted heated towel radiator, vinyl wood effect flooring, rear aspect upvc obscure double glazed window.

SINGLE GARAGE & PARKING
To the front of the property is driveway parking suitable for two-three vehicles.

OUTSIDE
The front garden has a lawn with flower borders, small bushes and a tree. A paved patio path leads to the front door with outside lighting.

The rear garden is a blank canvas and is laid to patio and lawn area (not turfed), with a greenhouse, outside lighting and access to the garage.

DIRECTIONS
From the Mitcheldean office, proceed down through the town centre, turning left onto Carisbrook Road. Take the first tuning left onto Old Dean Road where the property can be found after a short distance 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 Water Authority

LOCAL AUTHORITY
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.

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

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)