



21 Churchill Way  
Mitcheldean GL17 0AZ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £229,995

A BEAUTIFULLY PRESENTED THREE-BEDROOM END TERRACE IDEAL STARTER OR FAMILY HOME with ATTRACTIVE LOW MAINTENANCE FRONT, SIDE AND REAR GARDENS and OFF-ROAD PARKING conveniently located within a short walk of Mitcheldean's shops, schools and amenities. This delightful much loved home also benefits from a SPACIOUS 14.FT LIVING ROOM, MODERN 15FT. KITCHEN/DINER, TWO DOUBLE BEDROOMS, THIRD SINGLE BEDROOM and MODERN SHOWER ROOM.

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 approached from the front aspect via a composite door leading into;

### **ENTRANCE HALL**

A bright and welcome space with modern tiled floor, radiator and stairs leading up to the first floor. A door leads off to the living room.

### **LIVING ROOM**

14'10 x 12'01 (4.52m x 3.68m)

A bright and spacious room with a radiator, under-stairs storage cupboard and a front aspect window. A door leads through to;

### **KITCHEN/DINER**

15'04 x 9'11 (4.67m x 3.02m)

Comprising a range of modern wall and base mounted units with quartz effect laminate worktops and an integral sink unit with drainer. There is an integral electric oven, induction hob with glass splashback and extractor above.

Additionally there is space and plumbing for a washing machine, dishwasher and fridge/freezer. A cupboard houses the Viessmann gas fired combi-boiler. Finally there is a modern tiled floor, radiator, a rear aspect window and French doors that lead out to the rear garden.

### **LANDING**

Loft hatch providing access to the insulated loft, doors lead off to the three bedrooms and shower room.

### **BEDROOM ONE**

12'00 x 9'01 (3.66m x 2.77m)

A double room with a radiator and front aspect window overlooking the adjacent green area.

### **BEDROOM TWO**

10'06 x 9'02 (3.20m x 2.79m)

A double room having a built in wardrobe, radiator and rear aspect window.

### **BEDROOM THREE**

8'04 x 5'11 (2.54m x 1.80m)

A single room currently used as a home office with a radiator, useful storage cupboard and front aspect window overlooking the green area.

### **SHOWER ROOM**

A modern suite comprising a large walk-in shower cubicle with electric rainfall shower, close coupled w.c and vanity washbasin unit. There is a heated ladder towel rail, tiled walls and floor and an obscured rear aspect window.

### **PARKING**

There is a gated off road parking space located to the rear of the property.

### **OUTSIDE**

The well maintained low maintenance front garden is laid to AstroTurf with attractive stone and slate borders. A path leads to the front entrance and to a side gate providing access to the side and rear garden.

The side garden is also laid to AstroTurf making for a pleasant and private south-facing seating area. There is a large shed/workshop with power. The west-facing rear garden also enjoys a good degree of privacy with a lower area for seating and entertaining and an upper parking area laid to gravel. There is an additional brick built shed/utility.

### **AGENTS NOTE**

An annual charge of £57.03 is payable to Two Rivers Housing for the upkeep of the communal green space.

21 Churchill Way is of Steel Frame Construction (TruSteel MK-2). Please speak to your financial advisor regarding any potential lending implications.

### **DIRECTIONS**

From the Mitcheldean Office, proceed down through the village centre, turning left into Churchill Way passing the shops on your left, where the property can be found set back on the right hand side in the far corner.

### **SERVICES**

Mains electricity, gas, water and drainage.

### **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

### **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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

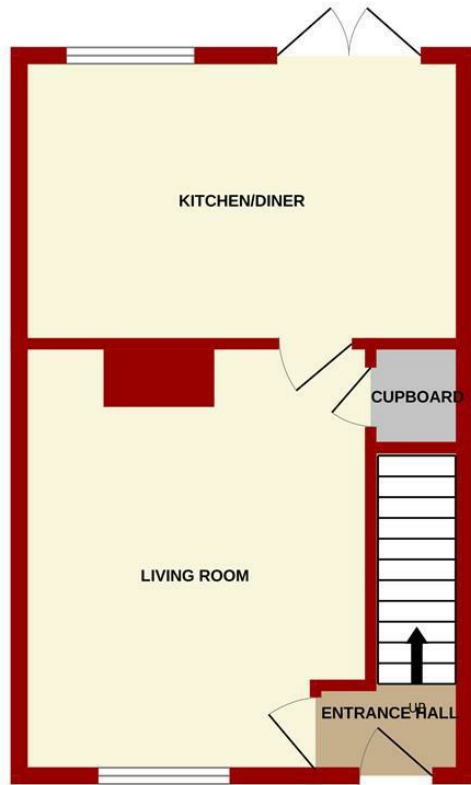
### **PROPERTY SURVEYS**

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

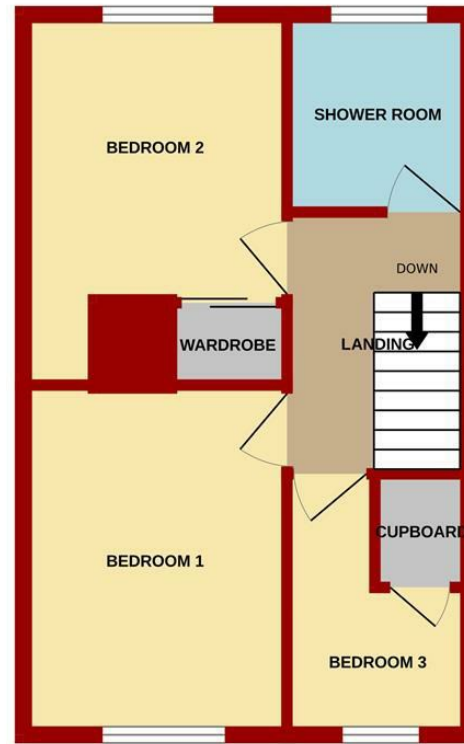
### **MONEY LAUNDERING REGULATIONS**

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)

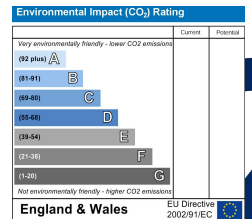
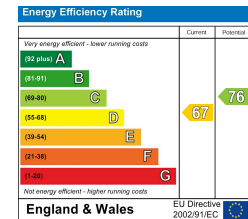
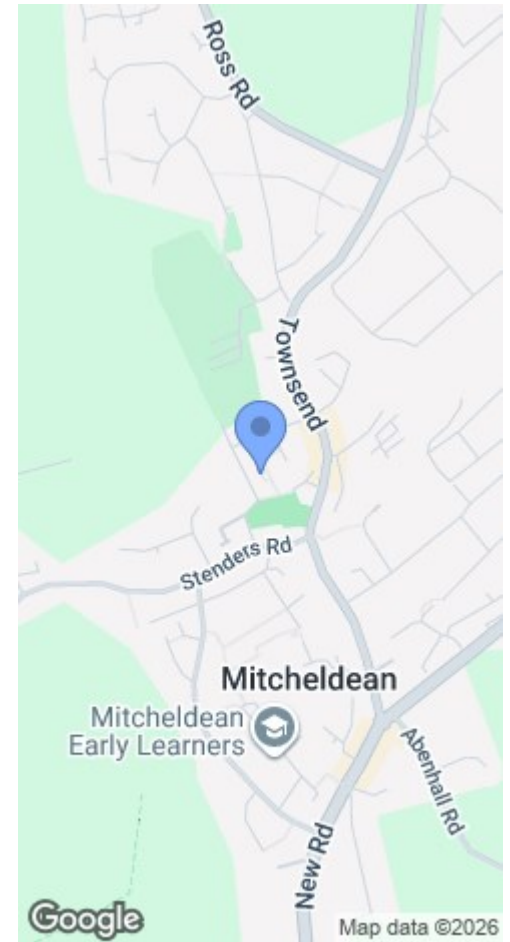
GROUND FLOOR



1ST FLOOR



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.  
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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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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