



Anfield House Silver Street
Mitcheldean GL17 0BY

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

£235,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN A SHORT WALKING DISTANCE OF MITCHELDEAN TOWN CENTRE and WITHIN THE CATCHMENT AREA FOR THE OFSTED OUTSTANDING DENE MAGNA SECONDARY SCHOOL. The property benefits from SINGLE GARAGE & OFF ROAD PARKING FOR THREE VEHICLES, ENCLOSED REAR GARDEN, DOUBLE GLAZING and GAS CENTRAL HEATING. Offered with NO ONWARD CHAIN.

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 set of gently ascending steps with wrought iron railing leading to the upvc front door with obscure glazed panels to top. This leads into the:

ENTRANCE HALL

Ceiling light, stairs leading to the first floor, electrical consumer unit, single radiator, power points, wooden panel doors giving access into:

CLOAKROOM

Close coupled w.c, wall mounted wash basin with tiled splashback, single radiator, ceiling light, extractor fan, front aspect upvc Georgian bar obscure double glazed window.

LOUNGE

14'10 x 12'08 (4.52m x 3.86m)

Ceiling light, mains wired smoke alarm system, single radiator, power points, gigaclear internet point, front aspect upvc Georgian bar double glazed window.

KITCHEN/DINER

15'10 x 10'06 (4.83m x 3.20m)

Kitchen- Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker, space for automatic washing machine, space for freestanding fridge freezer, non-slip flooring, rear aspect upvc Georgian bar double glazed window overlooking the rear garden with views towards The Wilderness.

Dining Area- Ceiling light, single radiator, power points, door to understairs storage cupboard, rear aspect upvc double glazed French doors opening onto the rear garden with views towards The Wilderness.

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

LANDING

Access to roof space, ceiling light, door to over stairs storage cupboard housing the gas fired central heating and domestic hot water boiler, door to airing cupboard with slatted shelving space and single radiator, mains wired smoke alarm system, single radiator, power points, side aspect upvc Georgian bar double glazed window, wooden panel doors leading into:

BEDROOM ONE

13'07 x 9'03 (4.14m x 2.82m)

Ceiling light, power points, telephone point, single radiator, tv point, rear aspect upvc Georgian bar double glazed window overlooking the rear garden with views towards The Wilderness in the distance.

BEDROOM TWO

11'09 x 8'02 (3.58m x 2.49m)

Ceiling light, power points, single radiator, front aspect upvc Georgian bar double glazed window overlooking the front garden and towards countryside in the distance.

BEDROOM THREE

7'03 x 8'00 max (2.21m max x 2.44m)

Ceiling light, single radiator, power points, wooden panel door giving access into storage cupboard with hanging rail, front aspect upvc Georgian bar double glazed window overlooking the front garden and towards countryside in the distance.

FAMILY BATHROOM

White suite with modern side panel bath, wooden side panelling and tiled surround, non-slip flooring, close coupled w.c, pedestal wash hand basin with tiled splashback, single radiator, ceiling light, extractor fan, shaver light and point, rear aspect upvc obscure double glazed Georgian bar window.

OUTSIDE

Access to the rear garden is via the French doors in the kitchen. Benefits include a paved patio seating area, outside tap, small steps leading up to the gently sloping garden with dwarf walls to edge, enclosed by fencing surround, paved pathway leads around the garage and to the front of the property.

GARAGE & PARKING

18'02 x 8'10 (5.54m x 2.69m)

A tarmacked driveway is suitable for parking three vehicles, is partially enclosed by fencing surround, and benefits from outside lighting.

The garage has a personnel door with obscure glazed panel to side, window to the rear, power and lighting, access via a single up & over door to front.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Take the first left onto Silver Street where the property can be found on the right hand side.

SERVICES

Mains water, electricity, drainage, 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

LOCAL AUTHORITY

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

TENURE

Freehold.

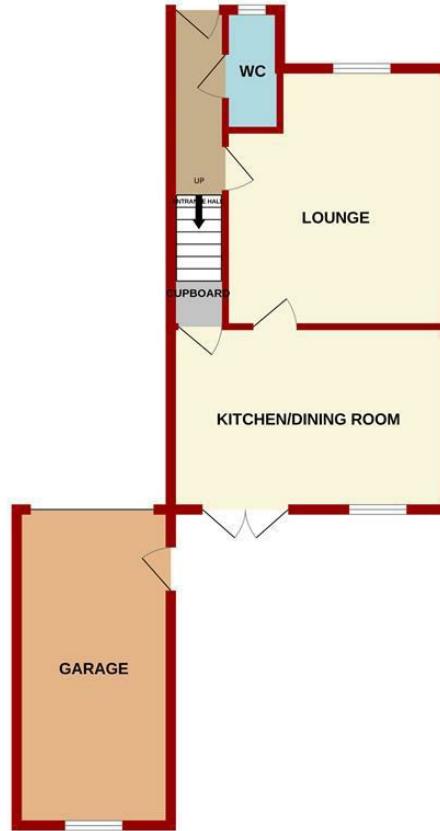
VIEWING

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

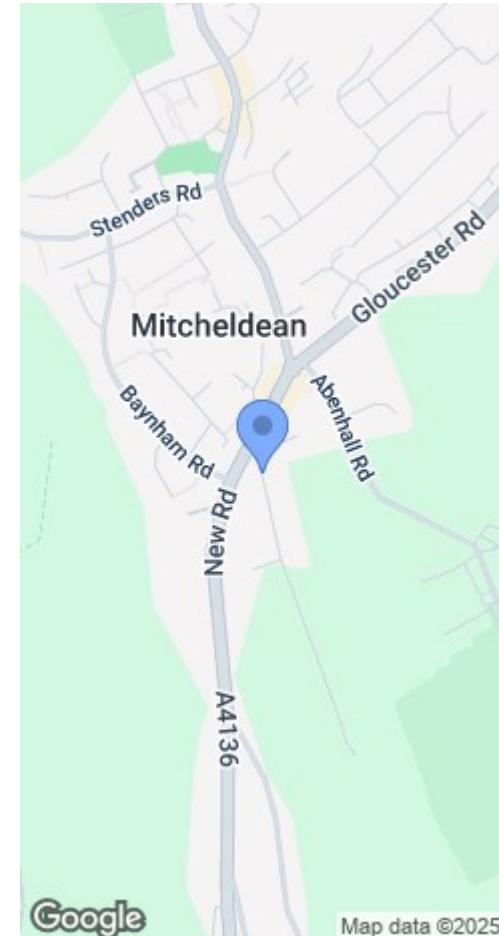
PROPERTY SURVEYS

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

GROUND FLOOR



1ST FLOOR



Google

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 inaccuracy. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	88
	(82-91)	B	
	(68-80)	C	
	(55-64)	D	
	(39-54)	E	
	(21-38)	F	
Not energy efficient - higher running costs	(1-20)	G	
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
	(82-91)	B	
	(68-80)	C	
	(55-64)	D	
	(39-54)	E	
	(21-38)	F	
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			

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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