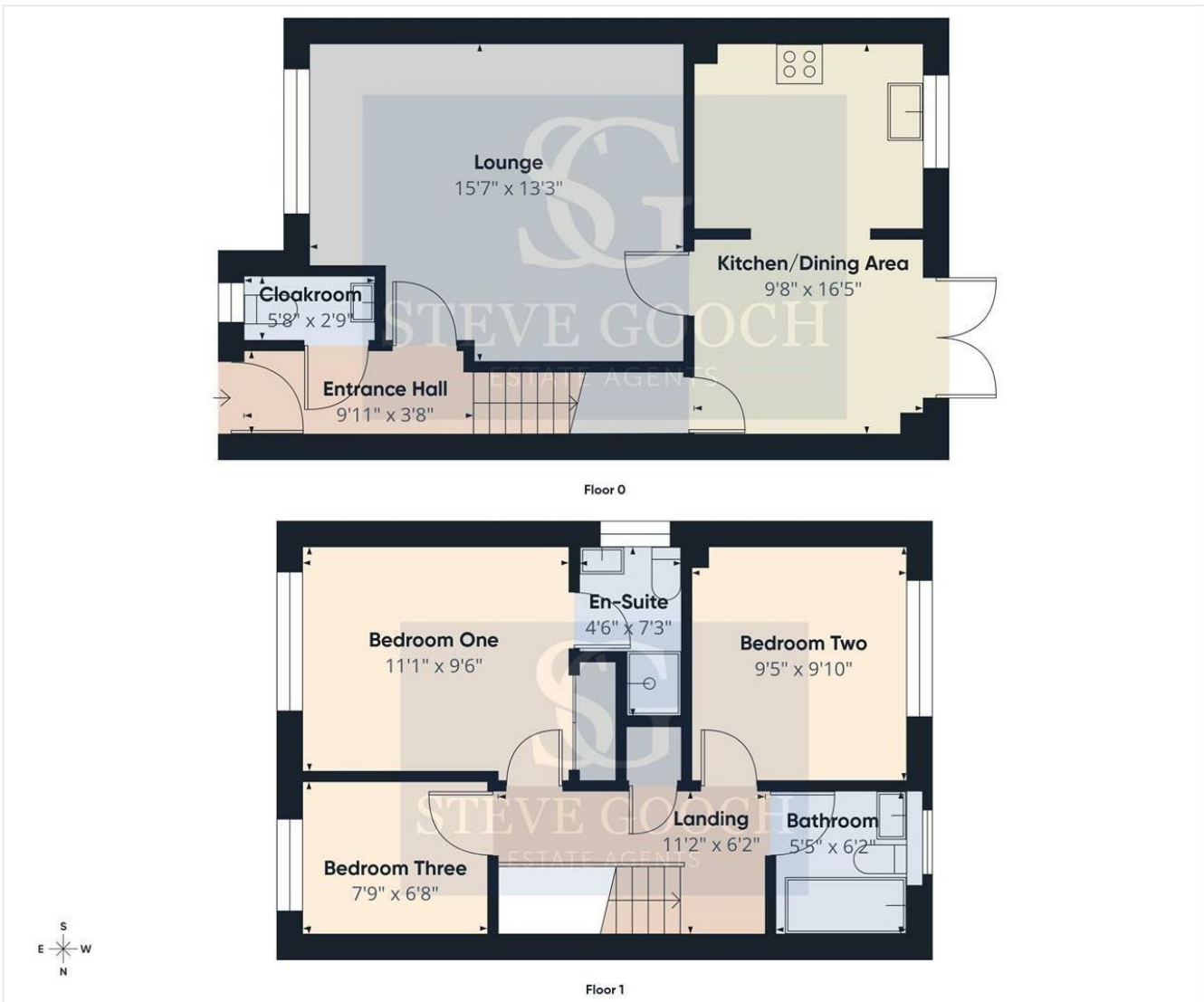
36 Ross Road
Mitcheldean GL17 0EQ

STEVE GOOCH
ESTATE AGENTS | EST 1985

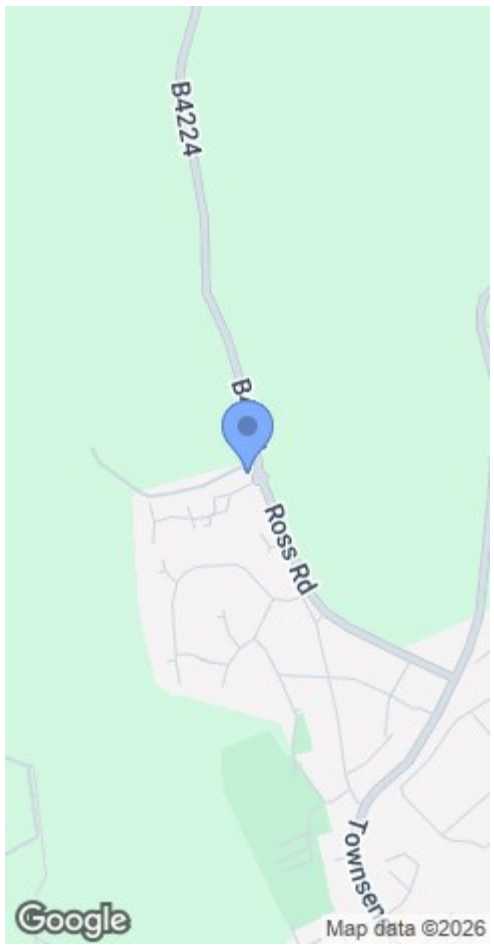


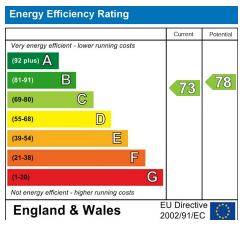
Approximate total area(1)
820 ft²

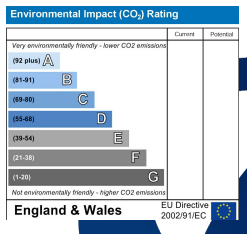
(1) Excluding balconies and terraces

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.

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

£325,000

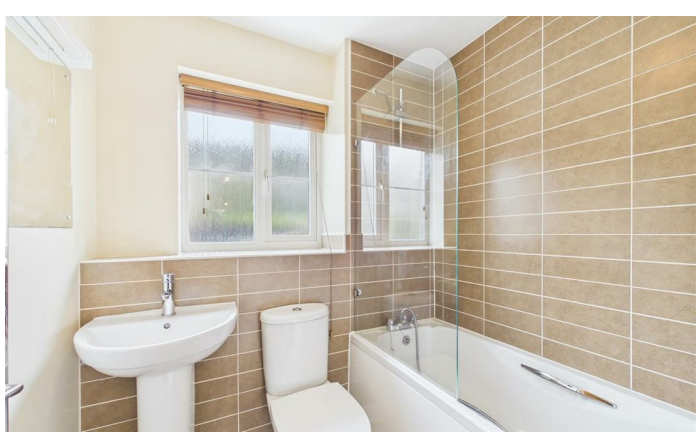
Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME, situated on the edge of the popular village of Mitcheldean, and offered with NO ONWARD CHAIN. The property benefits from an ENCLOSED GARDEN, OFF-ROAD PARKING, and a GARAGE, and is ideally positioned close to LOCAL FOREST WALKS.

The accommodation comprises: ENTRANCE HALL, CLOAKROOM, LOUNGE, and KITCHEN / DINING ROOM to the ground floor, with BEDROOM ONE WITH EN-SUITE, TWO FURTHER BEDROOMS, and a 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 center. The town hosts various events throughout the year, including festivals and markets.



The property is accessed via an obscure glazed panel door leading into the:

ENTRANCE HALL
Ceiling light, stairs leading to the first floor, hive thermostat control, power point, telephone point, radiator, wood effect flooring, alarm control panel, solid door giving access into:

CLOAKROOM
5'8 x 2'9 (1.73m x 0.84m)
Ceiling light, electrical consumer unit, white suite with close coupled w.c, pedestal wash hand basin with tiled splash back, heated towel radiator, continuation of the wood effect flooring, front aspect upvc obscure double glazed window.

LOUNGE
15'7 x 13'3 (4.75m x 4.04m)
Ceiling light, double radiator, single radiator, power points, tv point, openreach point, front aspect upvc Georgian bar double glazed window overlooking the front garden with views towards fields and countryside.

KITCHEN/ DINING AREA
9'8 x 16'5 (2.95m x 5.00m)
Kitchen- Range of base and wall mounted units, rolled edged worktops, tiled surrounds, space for freestanding cooker, power points, cooker point, extractor hood, space for dishwasher, washing machine and tumble dryer, one and a half bowl single drainer sink unit with mixer tap over, tiled flooring, ceiling light, rear aspect upvc Georgian bar window overlooking the rear garden with views towards forest and woodland.

Dining Area- Ceiling light, double radiator, single radiator, power points, tiled flooring, solid timber door to understairs storage cupboard, rear aspect upvc double glazed French doors opening onto the rear garden with views towards forest and woodland in the distance, opening into the:

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

LANDING
Ceiling light, mains wired smoke alarm, access to roof space, solid timber door giving access to the airing cupboard housing the gas fired central heating and domestic hot water boiler with slatted shelving space, solid timber doors into:

BEDROOM ONE
11'1 x 9'6 (3.38m x 2.90m)
Ceiling light, power points, telephone point, single radiator, tv, point, built-in double wardrobe, front aspect upvc Georgian bar double glazed window with far reaching views over fields and countryside.

ENSUITE SHOWER ROOM
4'6 x 7'3 max (1.37m x 2.21m max)
White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, tiled splash back, chrome heated towel radiator, shower cubicle with fully tiled enclosure, mains fed shower fitted, upvc tongue & groove effect ceiling, extractor fan, shaver light and point, side aspect upvc obscure double glazed window.

BEDROOM TWO
9'5 x 9'10 (2.87m x 3.00m)
Power points, tv point, single radiator, rear aspect upvc Georgian bar double glazed window overlooking the rear garden with views towards fields and woodland.

BEDROOM THREE
7'9 x 6'8 (2.36m x 2.03m)
Ceiling light, power points, telephone point, single radiator, front aspect upvc Georgian bar double glazed window with views towards fields and countryside,

BATHROOM
5'5 x 6'2 (1.65m x 1.88m)
White suite with pedestal wash hand basin, monobloc mixer tap, close coupled w.c, modern side panel bath, glass shower screen, shower mixer tap fitting, tiled surrounds, ceiling light, extractor fan, shaver light and point, chrome heated towel radiator, wood effect flooring, rear aspect upvc obscure Georgian bar double glazed window.

OUTSIDE
Paved steps lead to the front door. slate garden areas to either side, enclosed by picket fencing surround. outside light

French doors lead onto the rear garden from the kitchen, opening onto patio seating area with sleeper edge, steps lead up a pathway leading to the garage. Lawned area, outside tap, outside light, enclose by walling and fencing surround.

The property benefits from upvc facias and guttering.

SINGLE GARAGE & PARKING
Personal door to side, up and over door to front. One parking space to the front of the garage.

DIRECTIONS
From the Mitcheldean office, proceed through the village, turning left onto Carisbrook Road. Proceed to the mini roundabout, turning left, where the proeprty can be found immediately upon 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: C
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.

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)