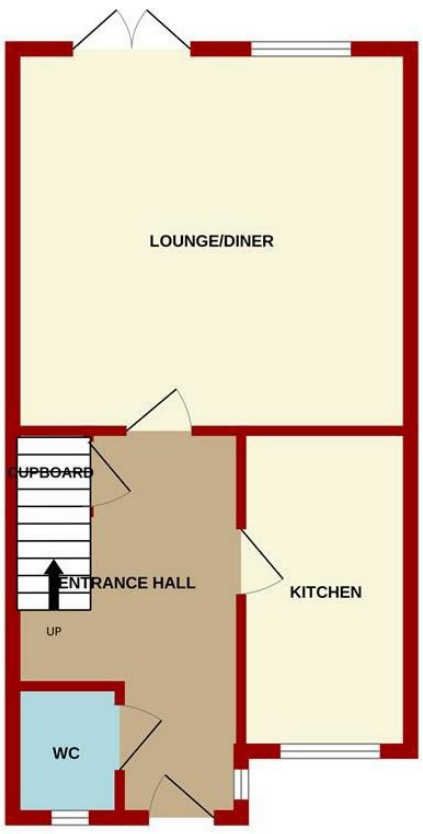
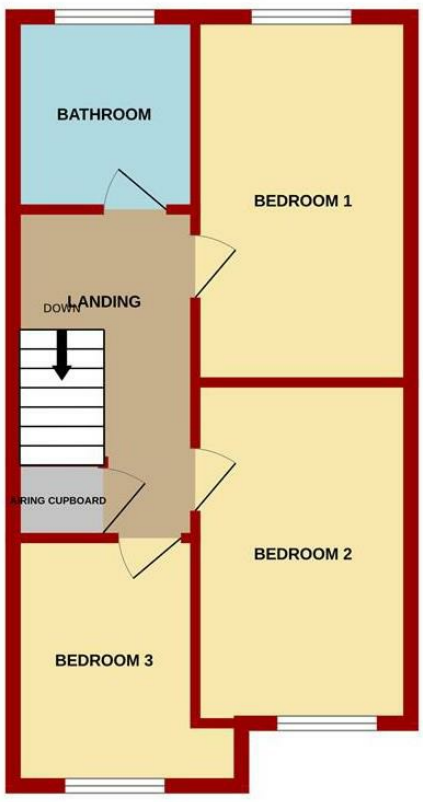
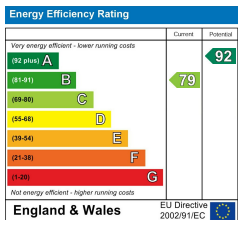
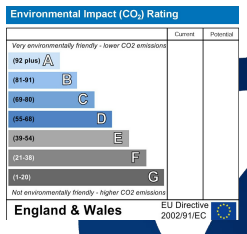
# 32 The Merrin
Mitcheldean GL17 0BU

STEVE GOOCH
ESTATE AGENTS | EST 1985






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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# £100,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM TERRACED FAMILY HOME situated in a POPULAR VILLAGE LOCATION and within DENE MAGNA CATCHMENT AREA benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED REAR GARDEN and OFF ROAD PARKING FOR TWO VEHICLES.

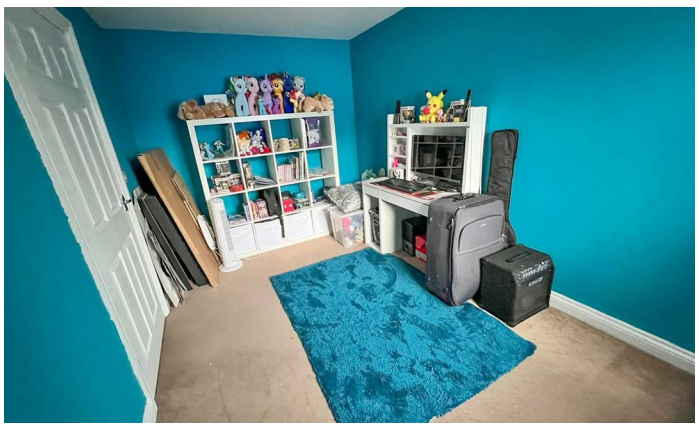
The property comprises of ENTRANCE HALL, KITCHEN, LOUNGE/DINING ROOM and CLOAKROOM to the ground floor with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

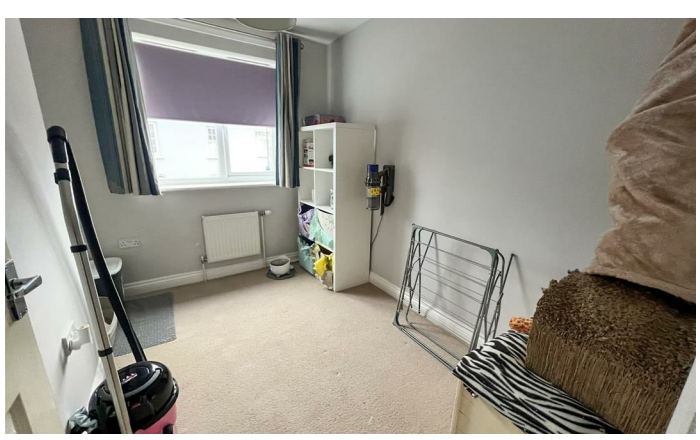
Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 8 miles (13 kilometres) west of the city of Gloucester.

Mitcheldean is 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, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, 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.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.





The property is accessed via a metal weather shield door with obscure glazed panel to top. This leads into the:

## ENTRANCE HALL
Ceiling light, single radiator, power point, wood laminate flooring, electric consumer unit, door to understairs storage cupboard with shelving space, wood laminate flooring, side aspect double glazed window. Door into Cloakroom. Opening into Kitchen and Lounge/Dining Room.

## CLOAKROOM
White suite with close coupled w.c, wall mounted wash hand basin with tiled splashback, single radiator, ceiling light, front aspect upvc obscure double glazed window.

## KITCHEN
12'04 x 6'03 (3.76m x 1.91m)
One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, brushed stainless steel four ring gas hob with electric oven beneath, filter hood extractor above, space for automatic washing machine, half sized dishwasher, space for freestanding fridge/freezer, directional ceiling spots, tiled surrounds, power points, double radiator, front aspect upvc double glazed window overlooking the front courtyard garden.

## LOUNGE/DINING ROOM
15'03 x 14'08 (4.65m x 4.47m)
Two ceiling lights, power points, two single radiators, tv point, wood laminate flooring, rear aspect upvc double glazed window, rear aspect double glazed French doors opening onto the rear garden.

From the Entrance Hall, stairs lead up to the first floor:

## LANDING
Ceiling light, access to roof space, door to airing cupboard housing the gas fired central heating and domestic hot water boiler with slatted shelving space, single radiator, doors into:

## BEDROOM ONE
14'000 x 8'03 (4.27m x 2.51m)
Ceiling light, power points, tv point, single radiator, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside in the distance.

## BEDROOM TWO
13'01 x 8'03 (3.99m x 2.51m)
Ceiling light, radiator, power points, front aspect upvc double glazed window overlooking the front courtyard garden.

## BEDROOM THREE
9'04 x 6'06 (2.84m x 1.98m)
Ceiling light, power points, single radiator, front aspect upvc double glazed window

## FAMILY BATHROOM
6'06 x 7'07 (1.98m x 2.31m)
White suite with modern, enamel side panel bath, mains fed shower above, close coupled w.c, pedestal wash hand basin with tiled splashback, single radiator, shaver point, ceiling light, extractor fan, rear aspect upvc obscure double glazed window.

## OUTSIDE
The rear garden is laid to patio and Astroturf with raised sleeper borders and enclosed by fencing surround. Paved steps lead up the garden where a convenient shed is located. The property benefits from outside lighting and an outside tap.

The front courtyard garden is enclosed by walling surround.

## PARKING
Gated access leads to the parking area suitable for one vehicle. Further allocated parking is available.

## DIRECTIONS
From the Mitcheldean office, proceed down towards the mini roundabout where the property can be found immediately on the right hand side.

## SERVICES
Mains electricity, gas, water and drainage.
Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

## WATER RATES
Severn Trent Water Authority - Rate to be confirmed.

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

## TENURE
Leasehold- 125 years from 01.04.2005
Rent charges- £380.12pcm
Service charge- £35.84pcm

## 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 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)

## AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.