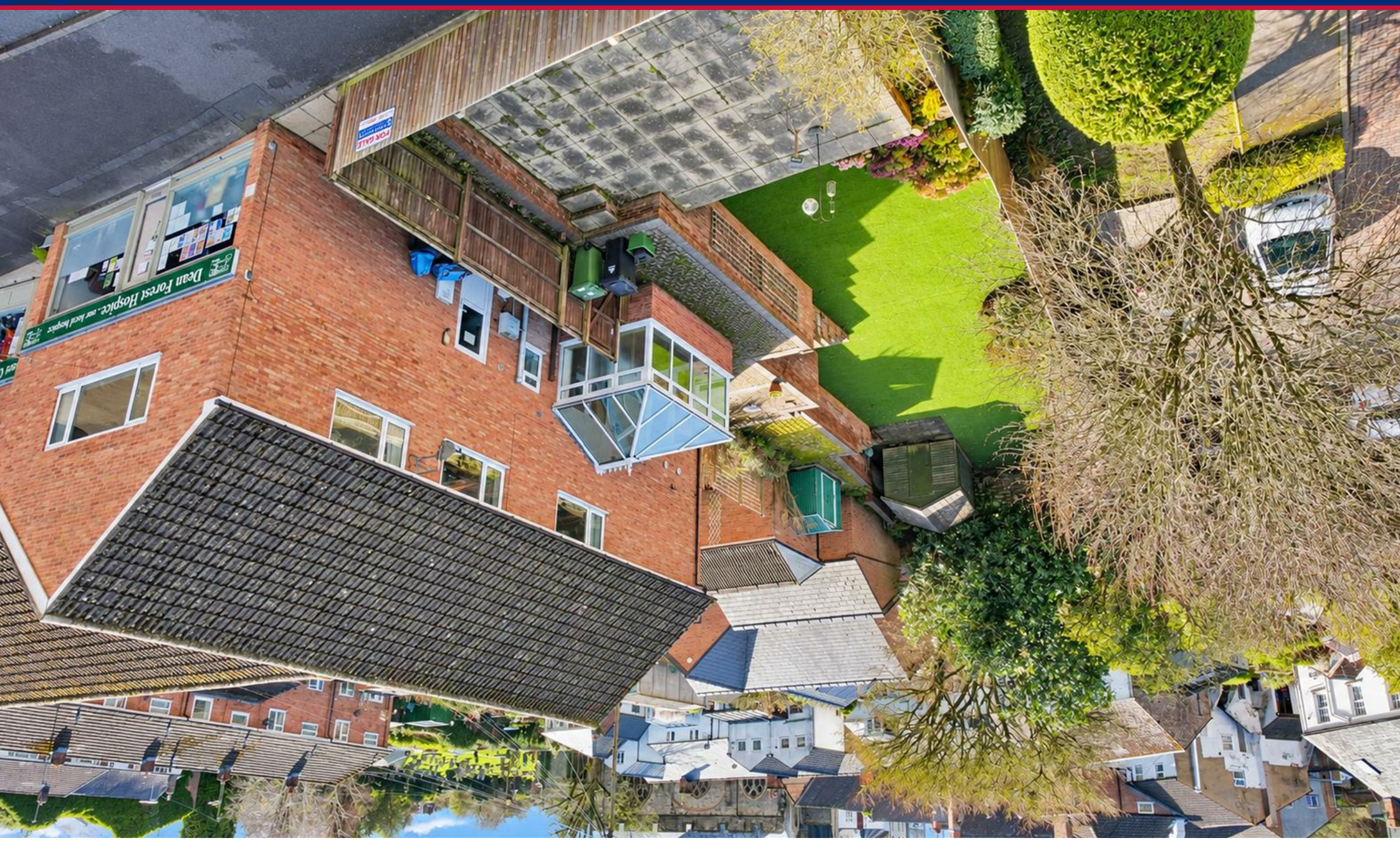
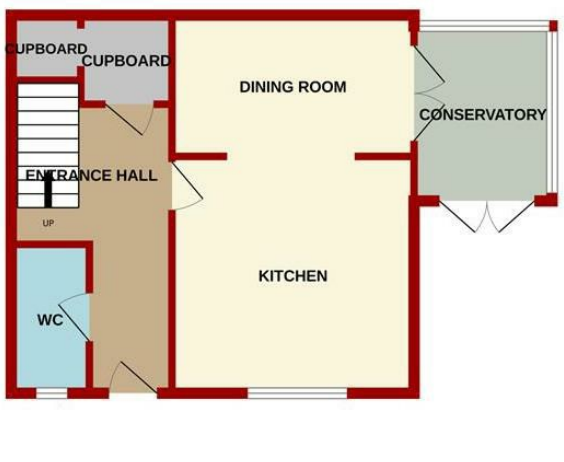
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Mitcheldean GL17 0AZ

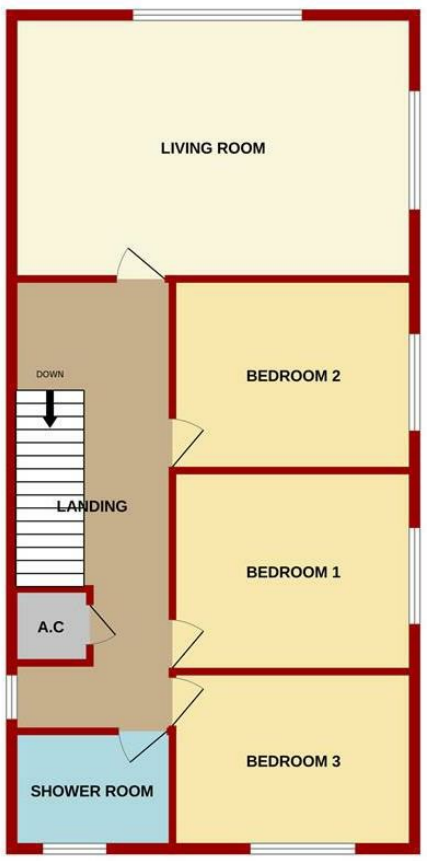
STEVE GOOCH
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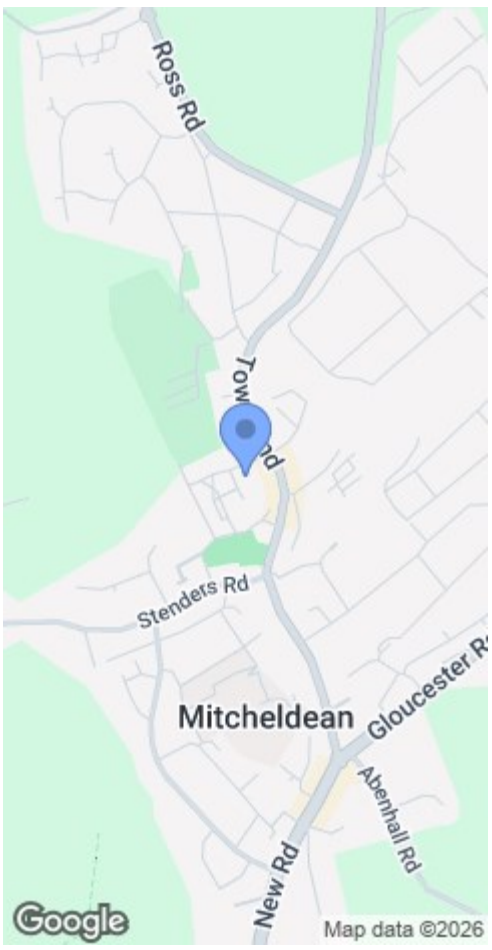


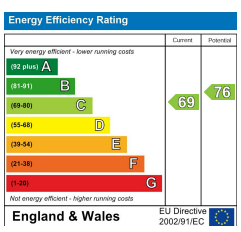
GROUND FLOOR

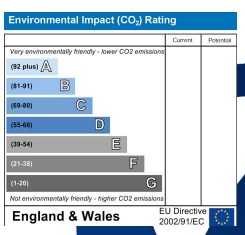


1ST FLOOR









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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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.

Guide Price £205,000

AN EXCITING OPPORTUNITY to acquire with NO ONWARD CHAIN this unique and quirky THREE DOUBLE BEDROOM, TWO RECEPTION FREEHOLD MAISONETTE offering DECEPTIVELY SPACIOUS ACCOMMODATION IN EXCESS OF 1,170SQ.FT SET OVER TWO FLOORS, CONVENIENTLY LOCATED IN THE CENTRE OF MITCHELDEAN CLOSE TO SHOPS AND AMENITIES. This wonderful property benefits from an 18.FT LIVING ROOM, SEPARATE DINING ROOM, THREE DOUBLE BEDROOMS and a CONSERVATORY as well as a DOWNSTAIRS W.C, DETACHED GARAGE and LARGE ENCLOSED GARDEN.

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.

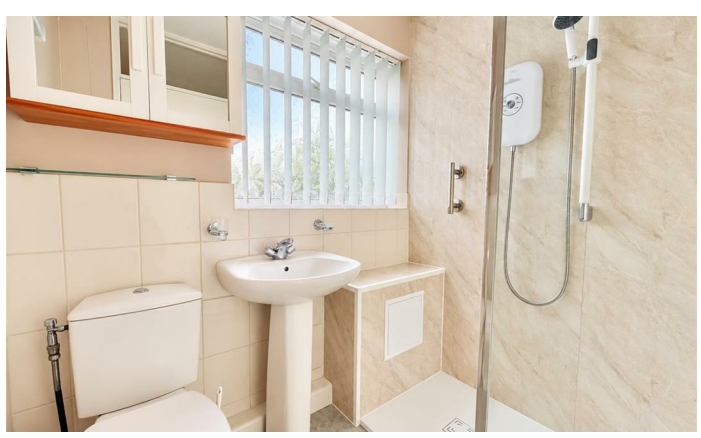














The property is accessed from the rear aspect via a upvc double glazed door leading into;

ENTRANCE HALL
Radiator, laminate wood effect flooring, large storage cupboard with light, stairs lead up to the first floor landing, doors lead off to the kitchen and w.c

W.C
Comprising a close coupled w.c and pedestal washbasin with tiled splash-backs. Radiator, obscured rear aspect window.

KITCHEN
12'07 x 12'04 (3.84m x 3.76m)
In need of some updating with space for a kitchen island, comprising a range of fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl sink unit with drainer. There is space for a gas cooker, plumbing for a washing machine and space for a fridge/freezer as well as benefitting from an integrated microwave oven. Additionally there is a wall mounted gas-fired boiler and a rear aspect window overlooking the garden. Opens through to;

DINING ROOM
12'02 x 7'04 (3.71m x 2.24m)
Radiator, tv point, French doors lead into;

CONSERVATORY
9'07 x 7'02 (2.92m x 2.18m)
Having a pleasant outlook over the garden and enjoying a good amount of sun, with radiator, power points and triple aspect windows overlooking the garden. French doors lead out to the garden.

LANDING
Airing cupboard housing the hot water immersion tank, radiator, loft hatch providing loft access and an obscured side aspect window. Doors lead off to the living room, three bedrooms and shower room.

LIVING ROOM
18'06 x 13'10 (5.64m x 4.22m)
A most spacious and bright and airy room with radiators, tv point and dual aspect windows.

BEDROOM ONE
12'05 x 11'05 (3.78m x 3.48m)
A double bedroom with a range of bedroom furniture including wardrobes and chest of drawers, radiator and a side aspect window.

BEDROOM TWO
12'04 x 9'11 (3.76m x 3.02m)
A double room with a radiator and side aspect window.

BEDROOM THREE
12'05 x 9'02 (3.78m x 2.79m)
Also a double room with a radiator and rear aspect window.

SHOWER ROOM
6'01 x 5'06 (1.85m x 1.68m)
A white three piece suite including a double width walk-in shower cubicle with glass screen, close coupled w.c and pedestal washbasin. There are partly tiled walls, radiator and an obscured rear aspect window.

PARKING
The property boasts a detached garage 15'11x10'04 situated to the rear, accessed via an up and over door with power and lighting. A personal side door gives access from the garden.

OUTSIDE
A gated access to the rear of the property opens onto a patio with planted borders leading to the main entrance. The large enclosed garden provides fantastic spaces for various seating areas as well as having a large lower level astroturf lawn area with attractive planted borders. There is a timber built shed as well as a smaller metal shed.

DIRECTIONS
From the Mitcheldean Office, proceed down through the village passing the church and parade of shops, taking the next left into Churchill Way where the property can be found after a short distance on the left hand side. The property is accessed via the rear of the shops.

AGENTS NOTE
Part of the properties first floor is situated over the Dean Forest Hospice charity shop.

SERVICES
Mains water, drainage, electricity and 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: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold

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

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.