



**FREEHOLD**

**£325,000**



**22 PARKS ROAD, MITCHELDEAN, GLOUCESTERSHIRE, GL17  
0DH**

- FOUR/POTENTIALLY FIVE BEDROOMS
- DINING ROOM/BEDROOM FIVE
- OFF ROAD PARKING
- LOUNGE
- GOOD SIZED GARDENS
- UTILITY ROOM
- GAS CENTRAL HEATING
- LUXURY FITTED KITCHEN
- SHOWER ROOM & BATHROOM

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**AN IMMACULATELY PRESENTED, EXTENDED AND MUCH IMPROVED,  
FOUR/POTENTIALLY FIVE BEDROOM SEMI-DETACHED HOUSE, WITH ATTRACTIVE  
LARGE REAR GARDENS AND PARKING.**

The popular Village of Mitcheldean offers a range of amenities to include post office/general store, public house, library, primary school, the renowned Dene Magna secondary school and doctors surgery. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 10 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Glazed entrance door and side panel to -

**Hall:** Radiator, under-stairs storage cupboard with Worcester gas boiler for central heating and domestic hot water.

**Lounge:** 15' 0" x 12' 0" (4.57m x 3.65m), Fireplace with wood burning stove, attractive herringbone patterned solid oak flooring, windows to front elevation, radiator.

**Dining Room/Bedroom:** 11' 10" x 10' 10" (3.60m x 3.30m), Display fireplace, window to front, radiator, oak flooring.



**Kitchen/Dining Room:** 17' 2" x 15' 6" (5.23m x 4.72m), Which is comprehensively fitted at wall and base level, with oak work surfaces, Belfast sink, plumbing for dishwasher, 1100 mm Range style cooker with hood with glass splash backs, island unit, tiled splash backs, window seat, skylights, window to rear, patio doors to side, radiator, downlighters, tiled floor. Door through to -



**Utility Room:** Plumbing for automatic washing machine, tiled floor, oak work top, wall cabinet. Door through to -

**Shower Room:** Quadrant shower cubicle, wash hand basin, W.C., towel rail radiator, window, tiling to walls and floor, downlights, extractor.

**First Floor Landing:** Window to rear, radiator, loft access.

**Bathroom:** Shower cubicle, W.C., bath, wash hand basin, tiling to walls, towel rail radiator, window to rear.

**Bedroom One: 11' 10" x 10' 8" (3.60m x 3.25m),**  
Window to front, radiator, built-in wardrobes.

**Bedroom Two: 10' 9" x 10' 2" (3.27m x 3.10m),**  
Window to front, built-in wardrobes, radiator.

**Bedroom Three: 11' 10" x 8' 8" (3.60m x 2.64m),**  
Window to front, built-in wardrobe, radiator.

**Bedroom Four: 8' 9" x 7' 11" (2.66m x 2.41m),**  
Radiator, window to side, built-in cupboard.

**Outside:** To front of property there is a parking area. Steps lead to large front garden with lawned areas, herbaceous borders. To the rear and a feature of this property are the large rear gardens, with large patio area, steps to lawned area with further patio area and pergola and garden shed. In all, an attractive setting for this spacious semi-detached family home.

**Services:** All mains services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

**Ground Floor**

Approx. 71.5 sq. metres (769.0 sq. feet)

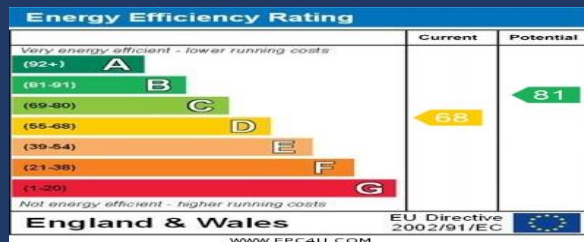


**First Floor**

Approx. 55.8 sq. metres (600.8 sq. feet)



Total area: approx. 127.3 sq. metres (1370.0 sq. feet)



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982