STEVE GOOCH
ESTATE AGENTS | EST 1985







3 Green Gables Steam Mills

Cinderford GL14 3JD

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

£180,000

EPC rating C

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW, currently offered with TENANTS IN SITU, presenting an IDEAL INVESTMENT OPPORTUNITY, whilst also offering potential appeal to FIRST-TIME BUYERS seeking a home of their own, subject to vacant possession. The accommodation comprises an ENTRANCE HALL, SPACIOUS OPEN-PLAN KITCHEN/LIVING/DINING ROOM, TWO BEDROOMS and a BATHROOM. Further benefits include OFF-ROAD PARKING, ENCLOSED GARDENS and EASY ACCESS TO NEARBY WOODLAND WALKS, together with gas-fired central heating and double glazing.

The property is accessed via a partly double glazed frosted glass door into:

ENTRANCE HALL
Single radiator, laminate flooring, storage cupboard with radiator, thermostat control. Door into:

KITCHEN/LIVING ROOM 18'11" maximum x 16'2" maximum (5.77m maximum x 4.93m maximum)

LIVING AREA
Two radiators, TV point, laminate flooring. Fully double glazed door with side panel leading out to the garden.

KITCHEN AREA
Single bowl single drainer stainless steel sink unit with mixer tap above, range of wall and base units, rolled edge worktops, built in Neff stainless oven, gas hob with tiled splashback and extractor above, wall mounted gas fired central heating and domestic hot water boiler, plumbing for automatic washing machine, double glazed window to rear elevation overlooking the garden.

BEDROOM ONE 11'00" x 9'11" (3.35m x 3.02m)
TV point, telephone point, single radiator, double glazed window to front elevation.

BEDROOM TWO 10'8" x 9'11" (3.25m x 3.02m)
TV point, access to insulated loft space, single radiator, double glazed window to side elevation.

BATHROOM
White suite comprising modern panel bath with Mira shower over, low level W.C, pedestal wash hand basin, fully tiled walls, single radiator, extractor fan, wall light with shaver point, double glazed frosted glass window to front elevation.

OUTSIDE
To the front of the property you have brick paved parking area, pathway leading to the front door, outside light, flower borders, gated access leads through narrow access into:

REAR GARDEN
Patio/seating area, lawned area, flower boarders, shrubs, bushes, plants.
The garden is enclosed by a fencing surround and enjoys a great degree of privacy.

AGENTS NOTE
This property is currently tenanted.

SERVICES
Mains water, mains drainage, mains gas and mains electricity.

Openreach in area. Superfast broadband has download speeds between 30Mbps and 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES
Severn Trent- To be advised

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

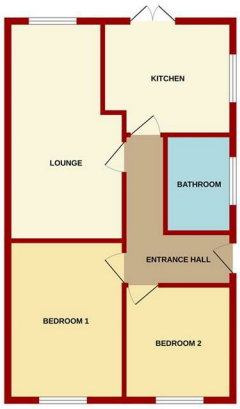
DIRECTIONS
From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed into Steam Mills passing the school on the left hand side taking the second left where the property can be located on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) 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.

GROUND FLOOR



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.