11 Churchill Way
Mitcheldean GL17 0AZ

STEVE GOOCH
ESTATE AGENTS | EST 1985

Floor 0

Floor 1

Approximate total area(1)
733 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.

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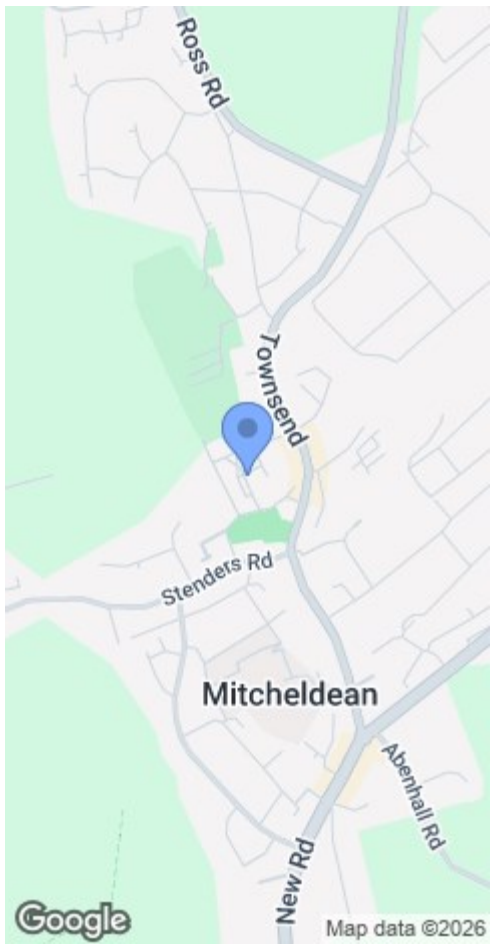
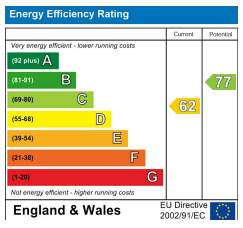
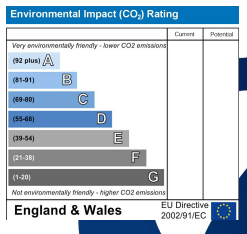






MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

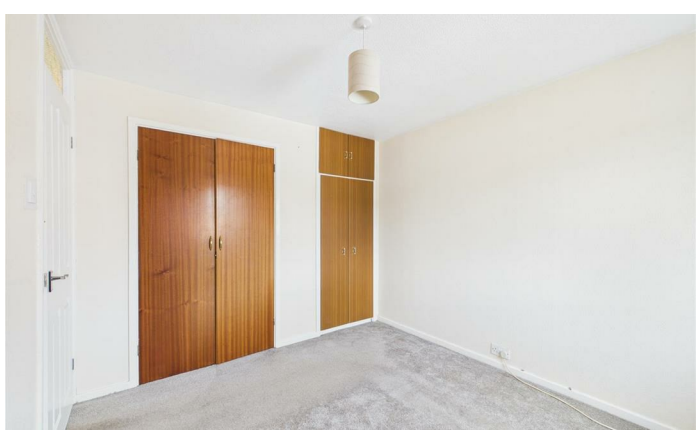
Guide Price £185,000

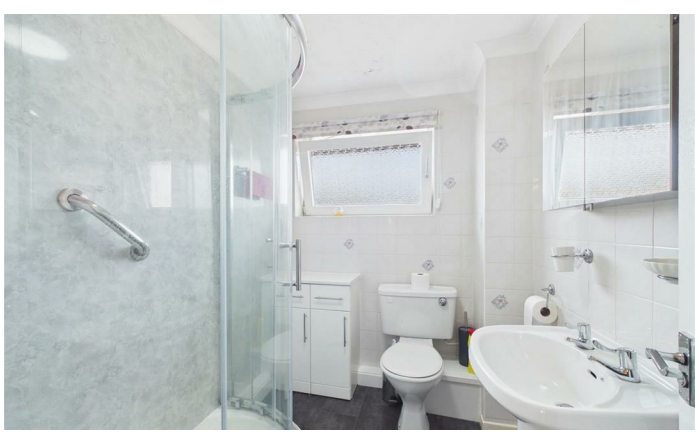
A SPACIOUS TWO DOUBLE BEDROOM END TERRACE PROPERTY conveniently located within the centre of popular Mitcheldean just a SHORT WALK from the LOCAL SHOPS, AMENITIES and BUS STOPS. The property offers a SPACIOUS LOUNGE, KITCHEN/DINER, DOWNSTAIRS W.C and ENCLOSED LOW MAINTENANCE REAR GARDEN with useful BRICK BUILT SHED, making for an ideal first time buy or downsizing opportunity.

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.





A front aspect obscured double glazed upvc door leads into

ENTRANCE HALL
Radiator, stairs ascend to the first floor, door leads to the lounge.

LOUNGE
11'11" x 12'7" (3.63m x 3.84m)
With feature open fireplace (currently boarded up) having potential to install a wood burning stove, fitted display cabinet, under-stairs storage cupboard, radiator, front aspect bay window, a door leads through to;

KITCHEN/DINER
15'2" x 9'6" (4.62m x 2.90m)
Comprising a range of fitted wall and base level units with laminate worktops and breakfast bar, tiled splash-backs, inset stainless steel sink unit with drainer, wall-mounted gas-fired Worcester combi-boiler, built-in eye level electric double oven, separate gas hob, space and plumbing for dishwasher, built-in fridge and freezer. Additionally there is space for a dining table, a radiator and rear aspect window. A door leads through to;

REAR HALL/UTILITY
Having space and plumbing for a washing machine, tiled flooring, velux skylight, a door leads out to the rear garden, door to;

DOWNSTAIRS W.C
Comprising a low level w.c, wall mounted washbasin with tiled splash-backs, tiled flooring, radiator, obscured rear aspect window.

LANDING
Loft hatch leads to the insulated loft space, doors lead off to the two bedrooms and shower room.

BEDROOM ONE
15'1" x 11'9" (4.60m x 3.58m)
With Fitted wardrobes and bedroom furniture, radiator, two front aspect windows.

BEDROOM TWO
9'0" x 10'0" (2.74m x 3.05m)
Also a double room with a built-in wardrobe and airing cupboard with radiator, radiator, rear aspect window.

SHOWER ROOM
5'10" x 6'11" (1.78m x 2.11m)
Comprising a modern white suite to include a walk-in mains fed rainfall shower, close coupled w.c and pedestal washbasin unit. Fitted storage unit, radiator, obscured rear aspect window.

OUTSIDE
To the front of the property is a small low maintenance garden with path leading to the front door. The enclosed rear courtyard garden is low maintenance with space for seating, raised flower borders, useful brick built shed with power, security lighting. A gate provides rear access.

AGENTS NOTE
11 Churchill Way is of TruSteel Mark 2 Steel Frame Construction, however we believe the property is mortgageable. We advise any interested parties to make their own enquiries.

SERVICES
Mains electric, gas, water and drainage. Standard Broadband

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 Water Authority - Rate TBC

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

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)

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Mitcheldean office drive through the village taking the right hand turn in Churchill Way, passing the shops on the left hand side, a footpath leads to the house which can be found on the left 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).

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