



4 Churchill Way
Mitcheldean GL17 0AZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £215,000

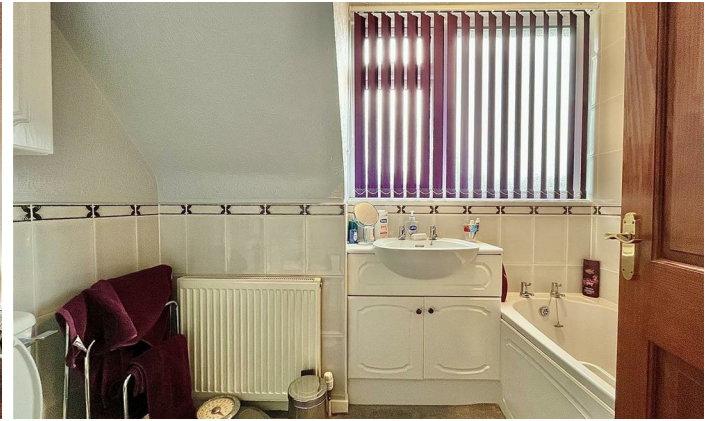
A TWO DOUBLE BEDROOM, TWO RECEPTION SEMI-DETACHED DORMER STYLE BUNGALOW of non-standard construction located in a highly SOUGHT AFTER CENTRE OF TOWN LOCATION being OFFERED WITH NO ONWARD CHAIN. The property benefits from a 12. FT LOUNGE, SEPARATE DINING ROOM, DRIVEWAY PARKING, SINGLE GARAGE and ENCLOSED REAR 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 approached from the front aspect via a double glazed upvc door leading into the entrance hall.

ENTRANCE HALL

A warm and welcoming space with a radiator, stairs leading up to the first floor with useful storage cupboard under, doors lead off to the lounge and kitchen.

LOUNGE

12'10" x 11'11" (3.91m x 3.63m)

A feature fireplace with marble hearth and surround currently houses an electric fire with potential to open up and install a wood burner (subject to relevant permissions), radiator, front aspect bay window and door leading into the dining room.

DINING ROOM

9'8" x 9'8" (2.95m x 2.95m)

A great space to dine, or an ideal space to work from home with a radiator and rear aspect French doors that lead out to the rear garden.

KITCHEN

9'7" x 8'11" (2.92m x 2.72m)

Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset sink unit with drainer. Integral appliances include an eye level double electric oven, gas hob with extractor hood above, fridge and freezer. Additionally there is space and plumbing for a washing machine. Finally there is a radiator, tiled flooring, useful storage cupboard, window to rear aspect overlooking the garden side door to driveway.

LANDING

Loft access to the large loft space, side aspect window. Doors lead off to the two bedrooms and bathroom.

BEDROOM ONE

13'7" x 9'9" (4.14m x 2.97m)

A large double sized room with a range of built in wardrobes and furniture, radiator, large front aspect window with views towards the church.

BEDROOM TWO

8'11" x 8'4" (2.72m x 2.54m)

A double room with airing cupboard housing the Ideal gas-fired combi boiler, radiator, rear aspect window overlooking the garden.

BATHROOM

8'0" x 5'5" (2.44m x 1.65m)

Comprising a panelled bath with electric shower over, close coupled w.c and vanity washbasin unit. There is also a radiator, tiled walls and an obscured rear aspect window.

PARKING

There is a tarmac driveway to the front of the property, with further parking to the side via gates leading to the single detached garage at the rear.

OUTSIDE

To the front is a tarmac driveway for one vehicle, with gated side access. The low maintenance front garden is laid to attractive patio.

The rear garden comprises a patio that can be accessed from the dining room, with steps leading up to a further patio area having planted borders. The detached single garage is accessed via an up and over door.

SERVICES

Mains electricity, gas, water and drainage

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.

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.

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

Advised as 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.

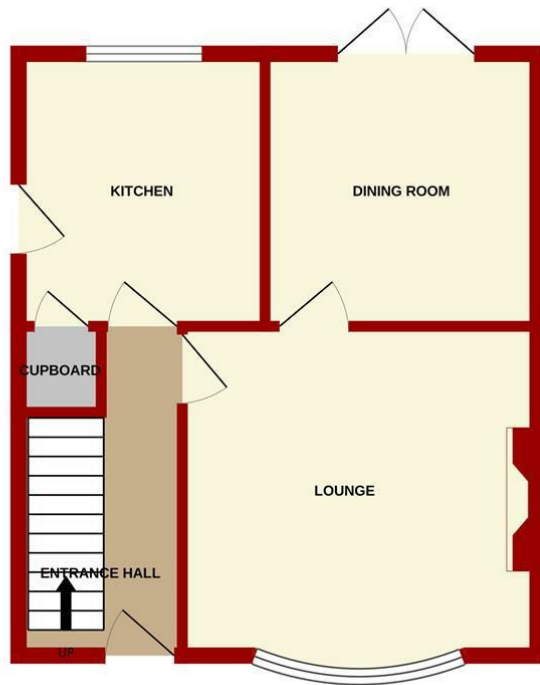
AGENT'S NOTE

The property is of non standard steel frame construction. We recommend seeking advice if requiring a mortgage to purchase.

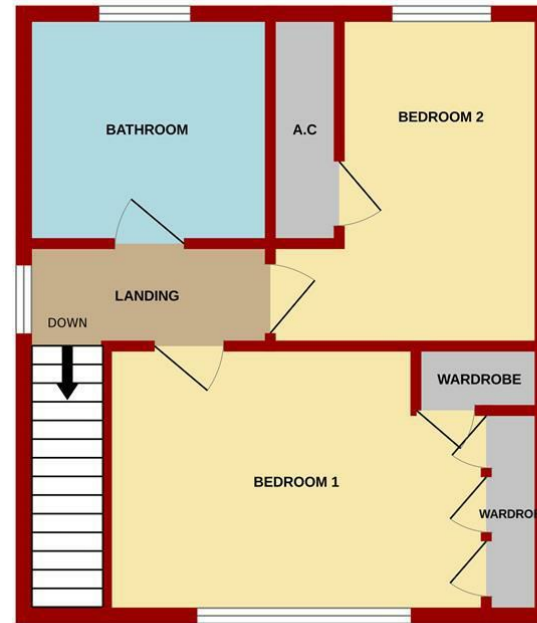
DIRECTIONS

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 located after a short distance on the right hand side.

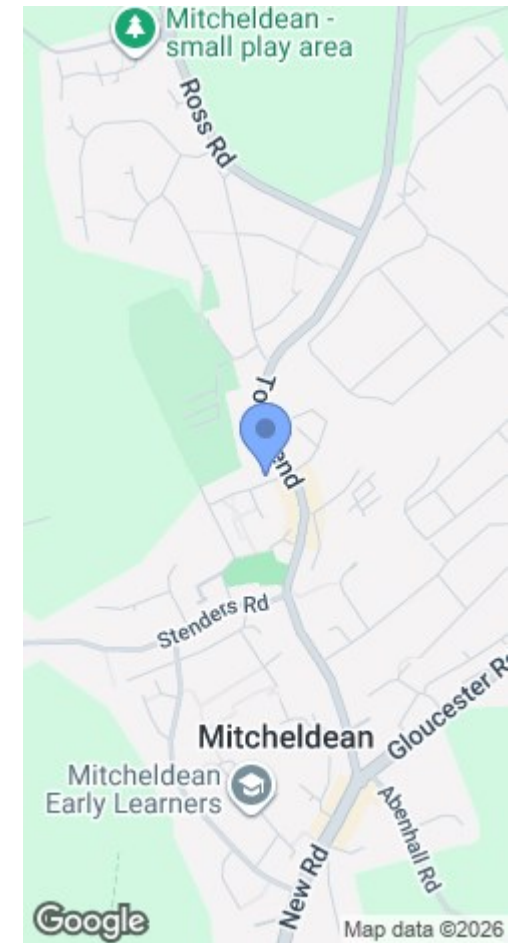
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	56
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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.



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