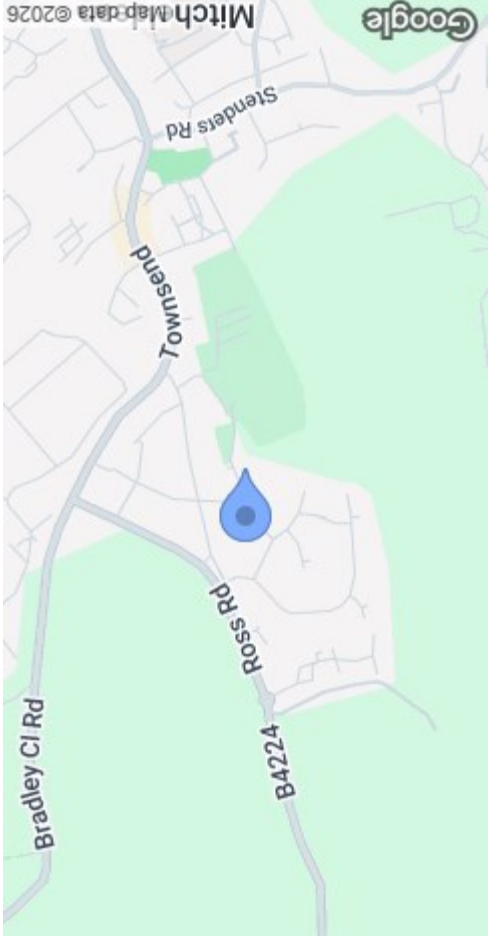
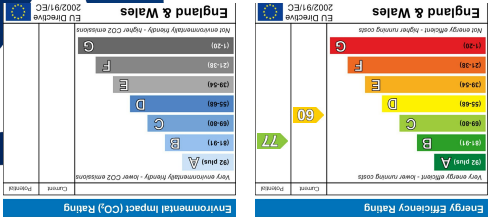




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



7 Glebe Close
 Mitcheldean GL17 0BW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £315,000

Offered to the market with NO ONWARD CHAIN, this GENEROUSLY PROPORTIONED THREE-BEDROOM DETACHED PROPERTY occupies a DESIRABLE POSITION at the END OF A PEACEFUL CUL-DE-SAC within the SOUGHT-AFTER TOWN OF MITCHELDEAN. A much-loved family home for many years, the property presents an EXCELLENT OPPORTUNITY FOR REFURBISHMENT AND PERSONALISATION, allowing purchasers to create a home tailored to their own tastes and requirements. Additional benefits include GATED DRIVEWAY PARKING, AN INTEGRAL SINGLE GARAGE, WELL ESTABLISHED FRONT AND REAR GARDENS, and ATTRACTIVE VIEWS to both the front and rear aspects.

The accommodation briefly comprises front porch, entrance hall, sitting room, dining room, kitchen, downstairs w.c and rear hall/utility on the ground floor while there are three bedrooms and a bathroom on the first floor.

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 glazed door leads into:

PORCH

7'3 x 31 (2.21m x 9.45m)

Lighting, inner obscured glazed door leads into:

ENTRANCE HALL

11'5 x 5'6 (3.48m x 1.68m)

Radiator, stairs ascend to the first floor with storage cupboard below, doors lead off to the sitting room and kitchen.

SITTING ROOM

11'5 x 11'8 (3.48m x 3.56m)

Chimney breast with fire surround and alcoves to both sides, radiator, front aspect window overlooking the lawned garden towards hillside fields. Concealed sliding doors lead through to the dining room.

DINING ROOM

11'7 x 10'5 (3.53m x 3.18m)

Radiator, serving hatch, rear aspect sliding patio doors lead out to the rear garden.

KITCHEN

11'6 x 6'9 (3.51m x 2.06m)

Comprising a range of wall and base level fitted units with laminate worktops and tiled splash-backs, inset 1.5 bowl sink unit with drainer, built-in eye level electric oven, gas hob with extractor hood above. There is also space and plumbing for a washing machine/dishwasher and under counter fridge or freezer. Additionally there is a useful pantry cupboard and a rear aspect window overlooking the garden. A door leads to;

REAR HALL / UTILITY

4'8 x 4'6 (1.42m x 1.37m)

Having space and plumbing for a washing machine, radiator, rear aspect obscured glazed door leads out to the garden. A door leads to;

CLOAK ROOM

4'6 x 2'11 (1.37m x 0.89m)

Comprising a close coupled w.c, wall mounted washbasin unit with tiled splash-backs and a small rear aspect obscured glazed window.

LANDING

9'0 x 5'9 (2.74m x 1.75m)

Loft hatch leading to the loft space, radiator, side aspect window, airing cupboard, doors lead off to the three bedrooms and bathroom

BEDROOM 1

11'6 x 11'2 (3.51m x 3.40m)

Radiator, front aspect window having lovely views over the town towards countryside.

BEDROOM 2

11'8 x 9'8 (3.56m x 2.95m)

Radiator, rear aspect window with pleasant outlook.

BEDROOM 3

8'8 x 6'5 (2.64m x 1.96m)

A single room with a radiator and front aspect window with countryside views.

BATHROOM

7'11 x 5'5 (2.41m x 1.65m)

Comprising a panelled bath with electric shower over and tiled splash-backs, close coupled w.c and pedestal washbasin unit. Additionally there is a radiator, partly tiled walls and a rear aspect obscured glazed window.

PARKING & INTEGRAL GARAGE

17'11 x 8'7 (5.46m x 2.62m)

The property enjoys gated driveway parking for two vehicles that in turn leads to the integral single garage accessed via an up and over door with power and lighting and the wall mounted gas-fired boiler.

OUTSIDE

The property is approached via a gated driveway providing ample off-road parking, complemented by a neatly maintained front lawn enclosed by mature hedging, creating an attractive and private frontage. To the rear, the enclosed garden offers a delightful outdoor space, comprising a patio seating area ideal for entertaining, expanses of lawn, established planting and specimen trees, as well as a greenhouse and a useful garden shed.

SERVICES

Mains electric and water, drainage 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: C
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 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Mitcheldean office, proceed down through the town centre and turn left onto Carisbrook Road. Take the second left into The Crescent, followed by the first left into Glebe Close, where the property can be found towards the end 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).

AWAITING VENDOR APPROVAL

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