



**FREEHOLD**

**£285,000**



**17 EASTERN AVENUE, MITCHELDEAN, GL17 0DB**

- THREE BEDROOMS - POTENTIALLY FOUR
- GAS CENTRAL HEATING
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- LARGE SOUTH FACING GARDENS
- POPULAR VILLAGE LOCATION

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## 17 EASTERN AVENUE, MITCHELDEAN, GL17 0DB

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS THREE BEDROOM HOME WHICH OFFERS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A WELL MAINTAINED PROPERTY WITH PLENTY OF POTENTIAL TO MAKE IT THEIR OWN. THE ACCOMMODATION IS GENEROUS THROUGHOUT WITH TWO LARGE, LIGHT FILLED LIVING SPACES AND THE POTENTIAL FOR A FOURTH BEDROOM. WHILST THE INTERIOR HAS BEEN LOVINGLY CARED FOR, IT OFFERS A FANTASTIC CANVAS FOR A PURCHASER WISHING TO UPDATE AND PERSONALISE TO THEIR OWN TASTE OVER TIME. THE STANDOUT FEATURE OF THIS HOME IS THE BEAUTIFULLY MAINTAINED GARDENS WITH AN ABUNDANCE OF MATURE PLANTING AND GENEROUS OUTDOOR SPACE. IT IS A HOUSE THAT HAS CLEARLY BEEN CHERISHED WHICH IS RARELY FOUND IN PROPERTIES IN THIS PRICE RANGE.

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.

Attractive period style entrance porch with quarry tiled floor and door to -

**Hall:** Radiator.

**Living Room:** 12' 6" x 10' 6" (3.8m x 3.2m), Radiator, patio doors over-looking the gardens and is open plan to -

**Lounge/Diner:** 18' 8" x 9' 10" (5.7m x 3m), Imposing stone fireplace, patio door to rear, radiator.



**Kitchen/Breakfast Room:** 18' 8" x 8' 6" (5.7m x 2.59m), Fitted at wall and base level, sink unit, windows to rear, side and front, quarry tiled floor, radiator, door to side.

**First Floor Landing:** Window to front, boiler cupboard with gas boiler providing central heating and domestic hot water.

**Bedroom One:** 17' 9" x 12' 2" (5.4m x 3.7m), Windows to front and side, radiator. Agents Note: This room has the potential to convert into two rooms and/or an en-suite.

**Bedroom Two:** 12' 6" x 10' 2" (3.8m x 3.1m), Window to rear, radiator.



**Bedroom Three: 9' 2" x 8' 2" (2.8m x 2.5m),**  
Window to front, built-in cupboard.

**Bathroom: 13' 9" x 8' 2" (4.2m x 2.5m),** Shower cubicle, free standing bath, W.C., pedestal wash hand basin, radiator, windows to side and front.

**Outside:** The front garden is enclosed by mature hedgerow, herbaceous borders and attractive Wisteria. The rear garden has a large sun terrace over-looking a lawned area with pond, a variety of mature shrubs and trees with path giving access to lower lawned area with fruit trees and mature decorative shrubs and trees. There are two greenhouses, a potting shed and garden shed.

**Services:** All mains services are connected to the property. All services and appliances have not and will not be 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  
667 sq.ft. (62.0 sq.m.) approx.

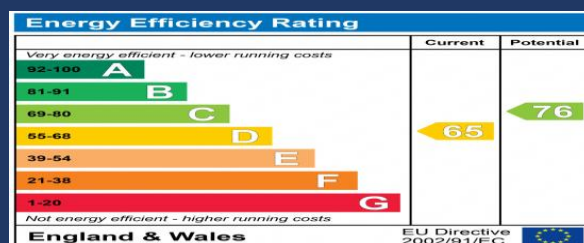


1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

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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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982