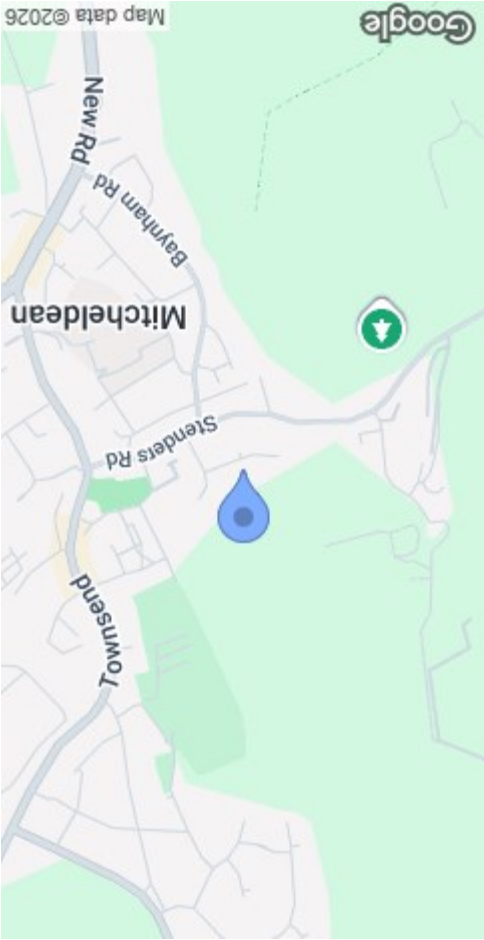




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A (92-100 kWh/m ² per year)	A (92-100 kWh/m ² per year)
B (81-91 kWh/m ² per year)	B (81-91 kWh/m ² per year)
C (69-80 kWh/m ² per year)	C (69-80 kWh/m ² per year)
D (55-68 kWh/m ² per year)	D (55-68 kWh/m ² per year)
E (46-54 kWh/m ² per year)	E (46-54 kWh/m ² per year)
F (39-45 kWh/m ² per year)	F (39-45 kWh/m ² per year)
G (31-38 kWh/m ² per year)	G (31-38 kWh/m ² per year)
Very energy inefficient - high running costs	Very energy inefficient - high running costs
H (25-30 kWh/m ² per year)	H (25-30 kWh/m ² per year)
I (19-24 kWh/m ² per year)	I (19-24 kWh/m ² per year)
J (13-18 kWh/m ² per year)	J (13-18 kWh/m ² per year)
K (7-12 kWh/m ² per year)	K (7-12 kWh/m ² per year)
L (1-6 kWh/m ² per year)	L (1-6 kWh/m ² per year)
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
Current	Target
82	40



7 Orchard Close
Mitcheldean GL17 0JB

STEVE GOOCH
ESTATE AGENTS | EST 1985

£185,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME, IN NEED OF SOME UPDATING and offering an excellent opportunity for buyers to create a home to their own taste. The property benefits from FRONT PARKING, A GARAGE AND CARPORT, ENCLOSED GARDENS and ATTRACTIVE VIEWS OVER THE SURROUNDING COUNTRYSIDE, FIELDS AND WOODLAND.

The accommodation comprises ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN and COVERED COURTYARD to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM to 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.



Access via a set of steps that leads up to aluminium obscure glazed panel front door, with obscure glazed panel to the side.

PORCH
Canopy style porch area, UPVC cladding.

ENTRANCE HALL
Ceiling light, smoke alarm system, power points, pair of double doors giving access into:

LOUNGE
14'1 x 13'1 (4.29m x 3.99m)
Feature fireplace with a living flame gas fire inset, tiled surround, small wooden mantle over, tiled hearth, ceiling light, coving, TV point, door to understairs storage cupboard, front aspect aluminium double glazed window overlooking the front garden, archway opening into:

DINING ROOM
8'7 x 8'5 (2.62m x 2.57m)
Ceiling light, coving, power points, storage cupboard, rear aspect single glazed window looking to courtyard, glazed panelled door into:

KITCHEN
8'6 x 7'1 (2.59m x 2.16m)
Kitchen comprises of single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, cooker point, door to storage cupboard area, rear aspect single glazed window, rear aspect obscure single glazed panelled door giving access into:

COURTYARD
Concrete courtyard area with polycarbonate roof overtop, two outside taps and a wooden door with glazed panels to top opens out to the garage and carport. FROM THE ENTRANCE HALL STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Access to roof space, power points, lighting, door into:

BEDROOM ONE
13'5 x 9'9 (4.09m x 2.97m)
Ceiling light, power points, range of built-in bedroom furniture to include double wardrobe, above bed storage and shelving unit, dressing table, front aspect aluminium double glazed windows with far reaching views of fields and countryside in the distance.

BEDROOM TWO
10'2 x 9'9 (3.10m x 2.97m)
Ceiling light, power points, TV point, door to airing cupboard with slatted shelving, housing the gas fired domestic hot water boiler, rear aspect aluminium double glazed window overlooking the rear garden and views towards forest and woodland.

BEDROOM THREE
10'3 x 5'11 (3.12m x 1.80m)
Ceiling light, power point, head of the stairs which has been leveled out into a single bed frame with cupboards below, front aspect aluminium double glazed window overlooking the front garden with views towards fields and countryside in the distance.

BATHROOM
White suite comprising modern side panelled bath with mixer tap and electric shower over, vanity wash hand basin with cupboard below, concealed cistern WC, wall mounted electric heater, shower rail and curtain, fully tiled walls behind the bath, wash hand basin and WC, rear aspect aluminum double glazed obscure glazed window.

OUTSIDE
To the front of the property, there is a concrete driveway providing off-road parking for two / three vehicles, with steps leading up to the front entrance. The rear garden is arranged over various levels, with steps leading up through the garden, partially enclosed by fencing to the left-hand side and a greenhouse positioned at the top.

CAR PORT
27'9 x 7'7 (8.46m x 2.31m)

GARAGE
16'0 x 8'74 (4.88m x 2.44m)
Access via single up and over door, power and lighting

SERVICES
Mains electric, water and drainage. Gas is connected to the property however there is no heating system installed.

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: 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 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the Mitcheldean office, proceed up The Stenders road, taking the right hand turning into Tusculum Way. Take the first left into Orchard Close where the property can be found at the end on the right hand side as per our 'For Sale' board.

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.

