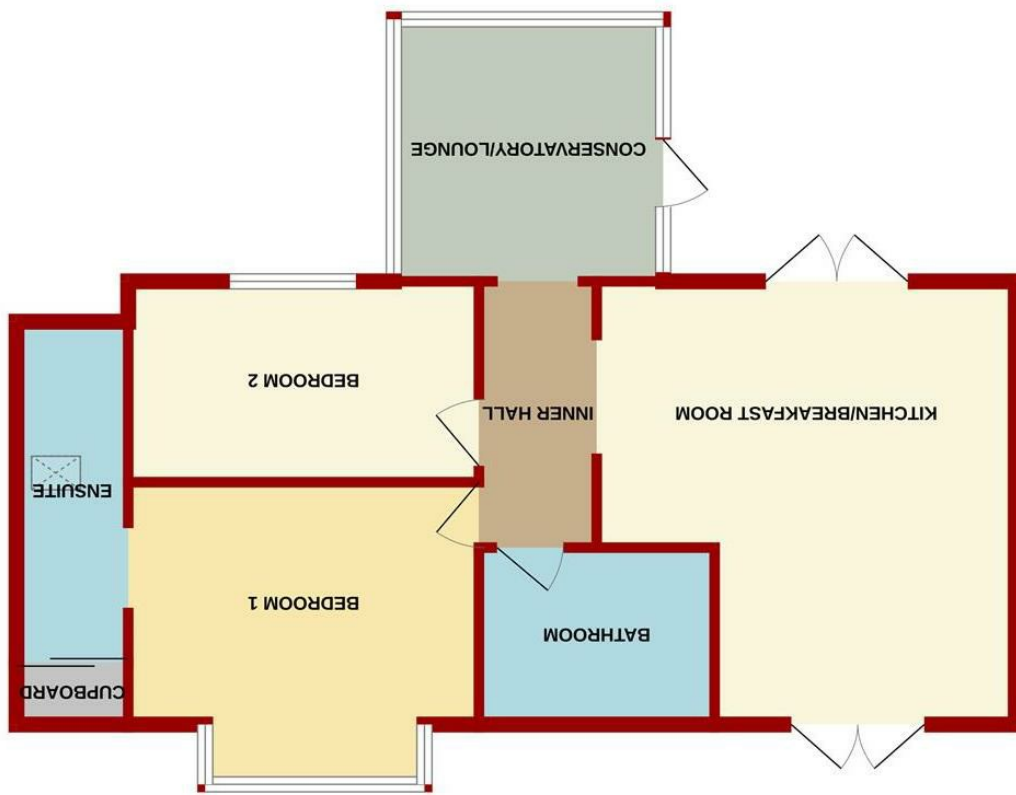
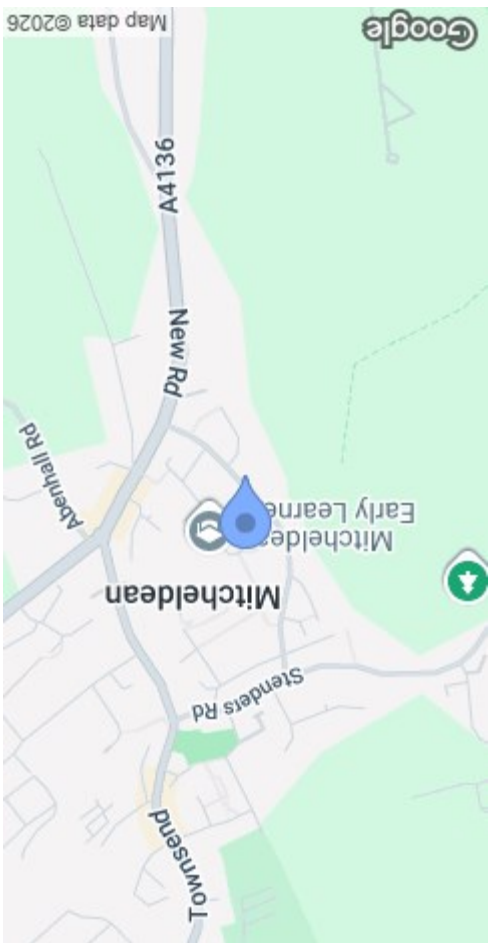




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 kWh/m ² (low energy) B: 81-91 C: 69-80 D: 55-68 E: 46-54 F: 35-45 G: 1-34	 A: 100-120 g/kWh B: 120-140 C: 140-160 D: 160-180 E: 180-200 F: 200-220 G: 220-250



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors and other areas are approximate and no responsibility is taken for any error or 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 operation or efficiency can be given.
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39 Baynham Road
 Mitcheldean GL17 0JR



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£240,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW, SITUATED IN THE POPULAR SMALL TOWN OF MITCHELDEAN, set in a LARGE ENCLOSED GARDEN OF JUST UNDER A THIRD OF AN ACRE. The property benefits from OFF ROAD PARKING, GARAGE and is a PART-COMPLETED RENOVATION PROJECT, READY FOR A BUYER TO PUT THEIR OWN STAMP ON IT.

The accommodation comprises KITCHEN/BREAKFAST ROOM, INNER HALLWAY, CONSERVATORY, BEDROOM ONE WITH ENSUITE, SECOND BEDROOM and BATHROOM.

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 accessed via a set of shared access steps leading from the roadside up to the property. A pair of upvc glazed panel French doors with glazed panels to either side lead into the:

KITCHEN/BREAKFAST ROOM

16'6 x 15'2 narrowing to 11'3 (5.03m x 4.62m narrowing to 3.43m)

One and a half bowl single drainer stainless steel sink unit with mixer tap over, square edge worktops, range of base and wall mounted units, tiled surrounds, shelving, two integrated Bosch ovens, integrated microwave, gas fired central heating and domestic hot water boiler, integrated washing machine and dishwasher, island unit with five ring brushed stainless steel gas hob, filter hood over, inset ceiling spots, two double radiators, tiled flooring, power points, pair rear aspect upvc double glazed French doors opening onto the rear garden, archway opening into:

INNER HALLWAY

10'10 x 4'7 (3.30m x 1.40m)

Access to roof space, ceiling spotlights, continuation of the tiled flooring, double radiator, power points, access into:

CONSERVATORY/ LOUNGE

9'10 x 9'9 (3.00m x 2.97m)

Plastered ceiling with directional ceiling spot rails, upvc windows to all sides, dwarf wall construction, part-wood laminate flooring, power points, side aspect upvc double glazed door.

BEDROOM ONE

12'08 x 11'05 max (3.86m x 3.48m max)

Ceiling spotlights, coving, double radiator, power points, rear aspect upvc double glazed windows overlooking the rear garden, opening into:

ENSUITE

14'11 x 4'1 (4.55m x 1.24m)

Large square shower cubicle with mains fed shower, conventional and drencher head, glass door, tiled walls, concealed cistern w.c, floating wash hand basin with mixer tap over, tiled flooring, chrome heated towel radiator, ceiling spot lights, Velux roof light, sliding doors giving access to storage cupboard.

BEDROOM TWO

11'10 x 8'0 (3.61m x 2.44m)

Ceiling light point, power points.

BATHROOM

White suite with close coupled w.c, pedestal wash hand basin, monobloc mixer tap over, large bath with side panel, center tap fitted, mains fed shower fitted, shower screen, heated towel radiator, fully tiled walls and flooring, inset ceiling spots.

OUTSIDE

The front garden is laid to mature trees, shrubs and bushes. Pathway leads to the rear garden with outside tap, patio seating area, steps leading up the garden to an area laid to lawn, trees, shrubs and bushes (currently overgrown).

GARAGE & PARKING

Single garage and parking space to front.

DIRECTIONS

From the Mitcheldean office, continue down to the mini roundabout, turning right onto the A4136. Take the first turning right into Baynham Road where the property can be found after a short distance on the left hand side.

SERVICES

Mains water, drainage, electricity, 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 Water Authority

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)