



14 Churchill Way  
Mitcheldean GL17 0AZ

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£230,000**

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI DETACHED PROPERTY LOCATED CLOSE TO THE VILLAGE CENTRE and benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, UPVC FACIA'S AND GUTTERING OFF ROAD PARKING, ENCLOSED GARDENS

The property comprises of LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS 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 double glazed panel door with obscure glazed panels inset and to side. This gives access into the:

#### **LOUNGE**

**19'00 x 11'11 (5.79m x 3.63m)**

Chimney breast with feature fireplace, inset woodburning stove, wooden pillars and mantle, freestanding slate hearth, alcoves to either side, ceiling light, wood laminate flooring, two double radiators, power points, tv point, stairs leading to the first floor, under stairs storage area, oak glazed panel door leading into:

#### **KITCHEN/DINING ROOM**

**18'11 x 9'07 (5.77m x 2.92m)**

Kitchen- One and a half bowl single drainer franke composite sink unit with mixer tap over, solid woodblock worktops, range of base and wall mounted units, tiled surrounds, built-in four ring gas hob with electric oven beneath, filter hood over, inset ceiling spots, ceiling lights, wall mounted gas fired central heating and domestic hot water boiler, engineered wooden flooring, rear aspect upvc double glazed window overlooking the garden.

Dining Room- Ceiling light, power points, double radiator, continuation of the the engineered wooden flooring, solid oak door into under stairs storage cupboard, set of UPVC double glazed French doors opening onto the rear garden with double glazed panels to side.

Stairs lead up to the first floor:

#### **LANDING**

Side aspect window with views towards woodland in the distance, access to roof space, ceiling light, power point, doors into:

#### **BEDROOM ONE**

**15'08 x 9'07 (4.78m x 2.92m)**

Ceiling light, single radiator, power points, large front aspect upvc double glazed window overlooking the front garden, parking and turning area.

#### **BEDROOM TWO**

**10'08 x 8'05 (3.25m x 2.57m)**

Ceiling light, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden with views over the playing field and towards woodland in the distance.

#### **BATHROOM**

White suite with modern side panel bath, mains fed shower, mixer tap fitted over, shower screen, tiled surrounds, close coupled w.c, pedestal wash hand basin with vanity unit beneath, monobloc mixer tap, tiled splashback, ceiling light, inset ceiling spots, extractor fan, rear aspect upvc obscure double glazed window.

#### **PARKING**

Driveway parking for two/three vehicles

#### **OUTSIDE**

A pair of double gates lead from the front driveway along to the rear garden. This area benefits from a patio seating area, lawned area, large wooden shed, outside lighting and outside tap. This area is enclosed by fencing surround.

#### **AGENTS NOTE**

The property is of Steel Frame Construction. Please consult with a Financial Advisor regarding any potential lending implications.

#### **DIRECTIONS**

From the Mitcheldean Office, proceed down through the village, taking the first turning left into Churchill Way where the property can be found half way along on the right hand side.

#### **SERVICES**

Mains water, drainage, electricity 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: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

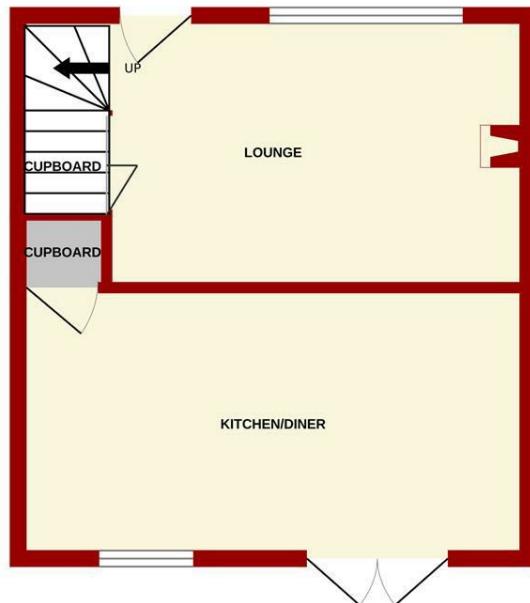
#### **TENURE**

Freehold

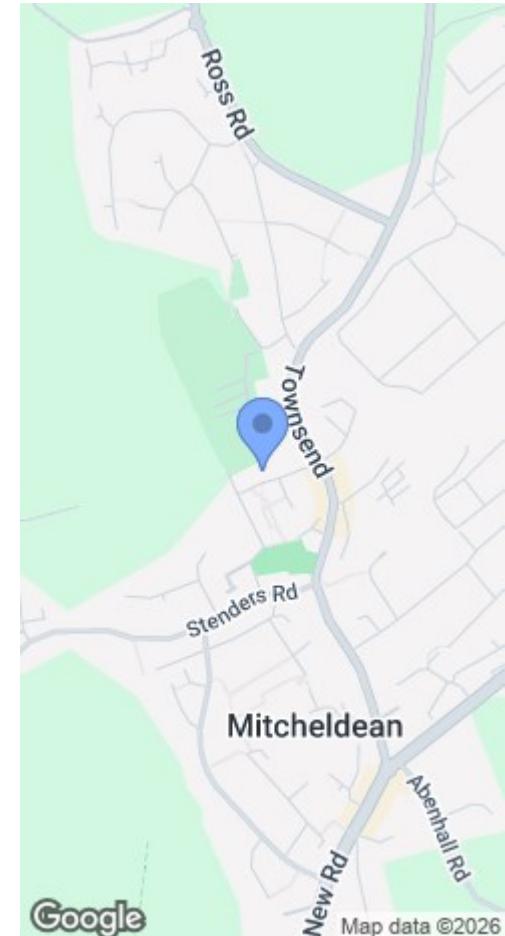
#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Pointed
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(82-91)	B	(82-91)	B
(68-80)	C	(68-80)	C
(55-64)	D	(55-64)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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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