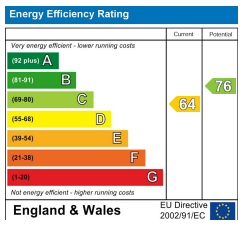
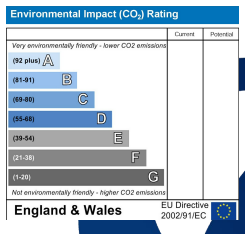
# 1 The Bull Ring Eastern Avenue
Mitcheldean GL17 0SJ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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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.

# Guide Price £199,000

A SPACIOUS THREE-BEDROOM SEMI-DETACHED PROPERTY, pleasantly positioned within a QUIET CUL-DE-SAC in the HEART OF MITCHELDEAN and just a SHORT WALK FROM LOCAL SHOPS AND AMENITIES, making it an excellent choice for FIRST-TIME BUYERS and FAMILIES alike. The well-proportioned accommodation includes a GENEROUS LIVING ROOM, KITCHEN/BREAKFAST ROOM and a BRIGHT CONSERVATORY, providing comfortable and versatile living space. Outside, the property benefits from LOW MAINTENANCE FRONT AND REAR GARDENS together with COMMUNAL PARKING. The property is offered for sale with NO ONWARD CHAIN.

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 approached via a front aspect obscured double glazed upvc door leading into;

## ENTRANCE HALL
18' x 5'10 (5.49m x 1.78m)
Stairs ascend to the first floor landing, radiator, doors lead off to the living room, kitchen/breakfast room, downstairs w.c and conservatory.

## LIVING ROOM
13'3 x 11'10 (4.04m x 3.61m)
Radiator, fibre internet point, dual aspect windows, double obscured glazed doors lead through to the kitchen/breakfast room.

## KITCHEN / BREAKFAST ROOM
12'2 x 9'4 (3.71m x 2.84m)
Comprising a range of fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, built-in electric oven with gas hob and extractor hood above, space and plumbing for a washing machine and fridge/freezer. Additionally there is a wall mounted Worcester gas-fired combi boiler, radiator, tiled flooring and rear aspect window.

## WC
5'9 x 5'2 (1.75m x 1.57m)
Close coupled w.c, wall mounted washbasin, radiator, tiled floor, side aspect window.

## CONSERVATORY
9'2 x 9'0 (2.79m x 2.74m)
Of double glazed upvc construction with a radiator, power points, laminate wood flooring and French doors leading out to the rear garden.

## LANDING
Airing cupboard, loft hatch leading to the loft space, doors lead off to the three bedrooms and bathroom.

## BEDROOM ONE
11'5 x 11'5 (3.48m x 3.48m)
Radiator, rear aspect window.

## BEDROOM TWO
11'3 x 7'1 (3.43m x 2.16m)
Radiator, dual aspect windows.

## BEDROOM THREE
9'9 x 7'10 (2.97m x 2.39m)
Radiator, front aspect window.

## BATHROOM
8'0 x 5'5 (2.44m x 1.65m)
Comprising a three piece suite to include a panelled bath with electric shower over and tiled splash-backs, close coupled w.c and pedestal washbasin unit. Additionally there is a radiator, tiled flooring and two obscured rear aspect windows.

## PARKING
There is communal parking available close by.

## OUTSIDE
A gated entrance provides access to the front garden, which is attractively planted and approached via a pathway leading to the front door. To the rear, the enclosed low-maintenance garden offers a good degree of privacy, making it an ideal outdoor space for relaxing. A side gate provides convenient access directly onto a public footpath.

## AGENTS NOTE
Please note that we have included some AI generated images for illustration purposes.

## SERVICES
Mains electric and water, gas and drainage.

## 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:
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 towards the A4136 and take the first left into Eastern Avenue. Take the next left signposted The Bull Ring where the property can be found set back on the left.

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