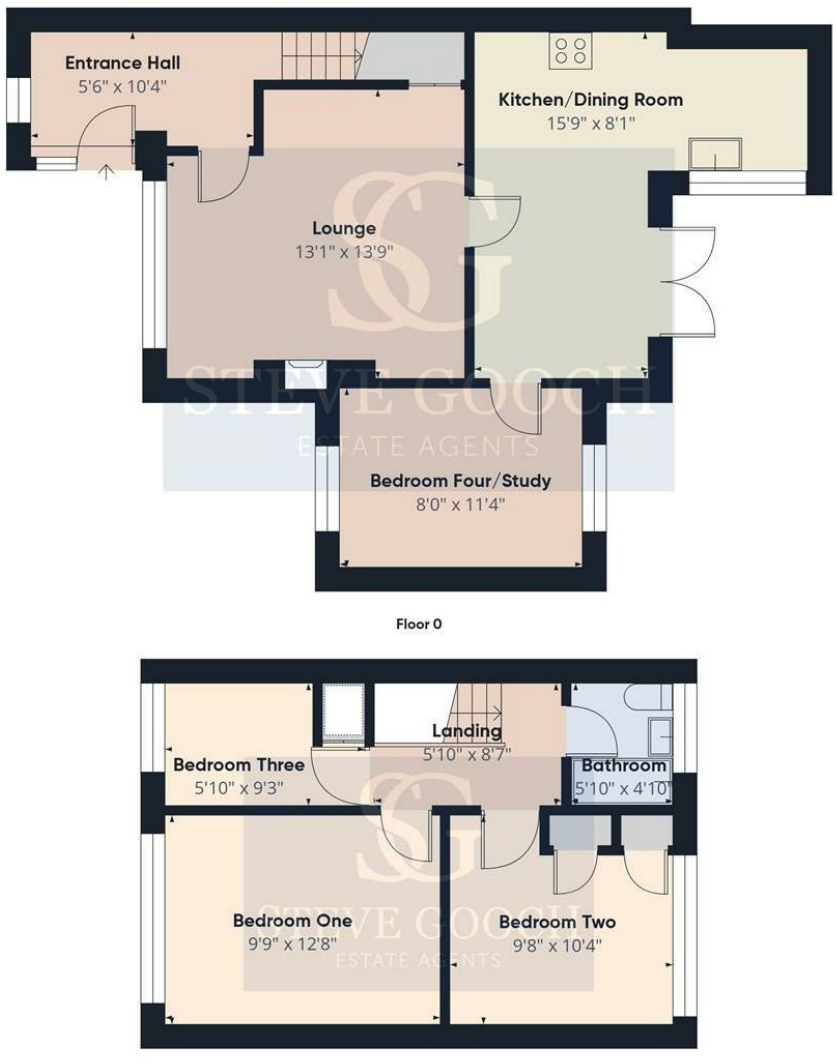
STEVE GOOCH
ESTATE AGENTS | EST 1985

14 Orchard Close
Mitcheldean GL17 0JB



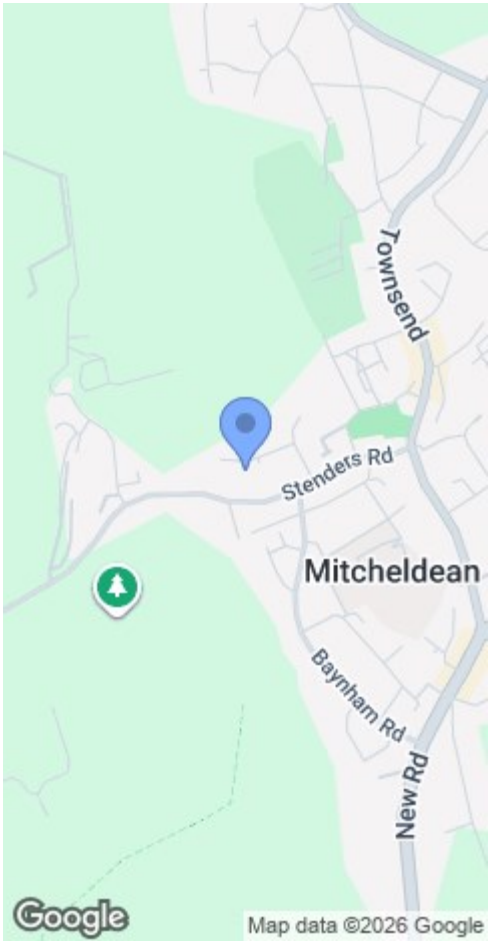


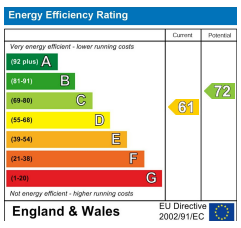
Approximate total area(1)
849 ft²

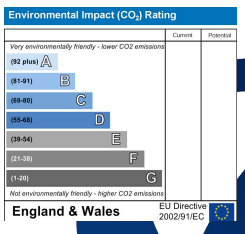
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

£260,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE / FOUR BEDROOM SEMI-DETACHED FAMILY HOME, situated at the end of a SMALL AND QUIET CUL-DE-SAC, within easy reach of the town centre. The property benefits from an ENCLOSED GARDEN, OFF-ROAD PARKING FOR ONE VEHICLE, GAS CENTRAL HEATING, and DOUBLE GLAZING.

The accommodation comprises: ENTRANCE HALL, LOUNGE, KITCHEN / DINING ROOM, and BEDROOM FOUR / STUDY 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.

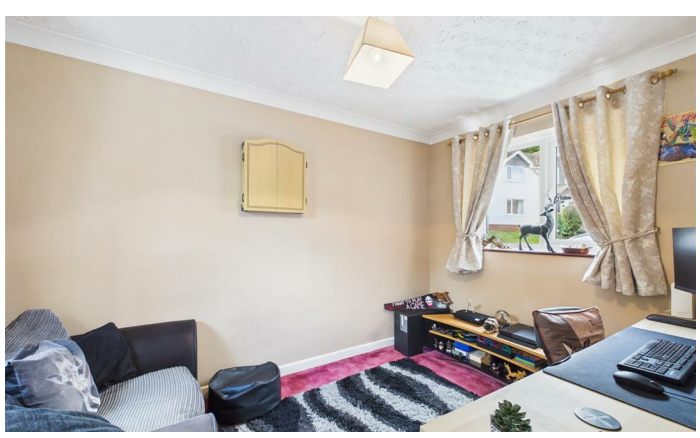
With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.

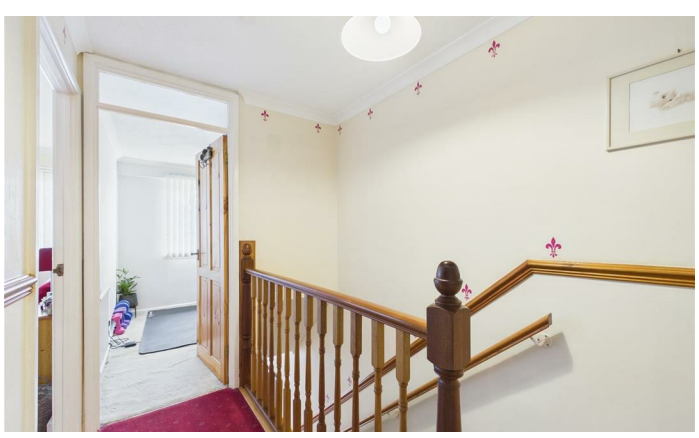


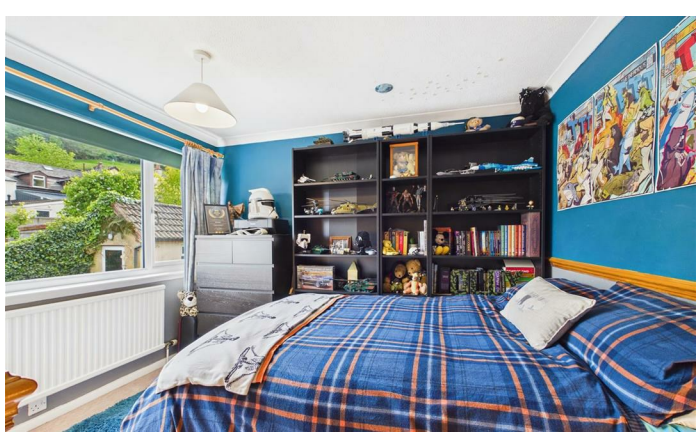












The property is accessed via a canopied porch area with outside lighting. The upvc front door with obscure glazed panel to side leads into the:

ENTRANCE HALL
Ceiling light, stairs to the first floor, coving, dado rail, single radiator, power points, front aspect upvc window, wooden door giving access into:

LOUNGE
13'1 x 13'9 (3.99m x 4.19m)
Feature stone and timber fireplace with electric wood burning effect stove inset, ceiling light, coving, dado rail, power points, tv point, double radiator, front aspect upvc double glazed window, wall light points, door to understairs storage cupboard, wooden door giving access into:

KITCHEN/DINING ROOM
15'9 x 8'1 (4.80m x 2.46m)
Kitchen- Single bowl, single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, tiled surround, base and wall mounted units, space for freestanding cooker, fridge/freezer and automatic washing machine, radiator, ceiling light, directional ceiling spots, coving, ample power points, side aspect upvc double glazed window overlooking the rear garden.

Dining Room- Ceiling light, coving, wall mounted gas fired central heating and domestic hot water boiler, dado rail, single radiator, BT Openreach point, power points, rear aspect upvc double glazed French doors opening onto the rear garden.

BEDROOM FOUR/STUDY
8'0 x 11'04 (2.44m x 3.45m)
Ceiling light, coving, power points, single radiator, front and rear aspect upvc double glazed windows.

From the entrance hall, stairs lead up to the first floor:

LANDING
Access to roof space, ceiling light, coving, dado rail, wooden timber doors leading into:

BEDROOM ONE
9'9 x 12'8 (2.97m x 3.86m)
Ceiling light, coving, dado rail, single radiator, range of built-in wardrobes with sliding doors, various hanging and shelving options, power points, front aspect upvc double glazed window overlooking the front garden and driveway with views towards field, countryside and the church.

BEDROOM TWO
7'11 x 10'4 (2.41m x 3.15m)
Ceiling light, coving, single radiator, power points, door to built-in wardrobe with hanging and shelving options, door to airing cupboard housing the hot water cylinder with slatted shelving space, central heating timer controls, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE
5'10 x 9'3 (1.78m x 2.82m)
Ceiling light, coving, power points, telephone point, single radiator, front aspect upvc double glazed window overlooking the front garden and driveway with views towards field, countryside and the church.

FAMILY BATHROOM
5'10 x 4'10 (1.78m x 1.47m)
Coloured suite with close coupled w.c, pedestal wash hand basin, modern bath with wooden side panel, tiled surround, electric shower fitted over, half tiled walls, radiator, wall mounted heater, ceiling lights, coving, rear aspect upvc obscure double glazed window.

PARKING
Parking area to front suitable for parking one vehicle.

OUTSIDE
The low maintenance front garden is laid to gravel and enclosed by walling surround. A pathway and gate lead along the side of the property, with outside lighting, brick-built bin store, continuing onto the rear garden.

The rear garden benefits from a paved courtyard seating area with exposed stone walls, canopy porch area and outside lighting. Steps lead up through the garden area, through to further seating area, paved pathway, lawned areas with flower borders, shrubs and bushes and block-built garden store.

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 left hand side as per our for sale board.

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

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.

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