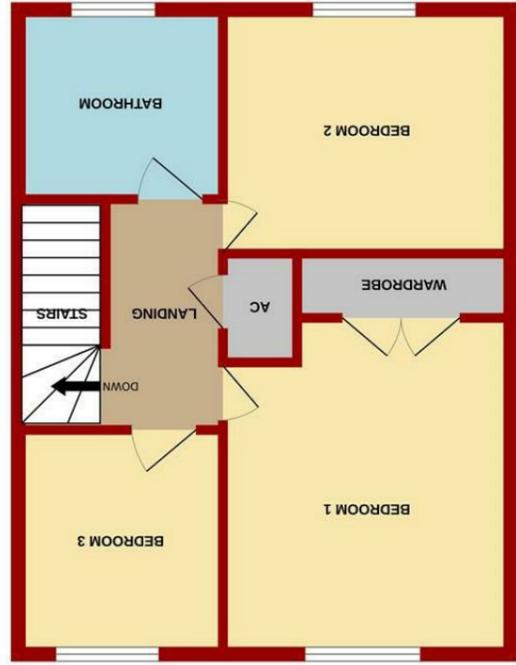




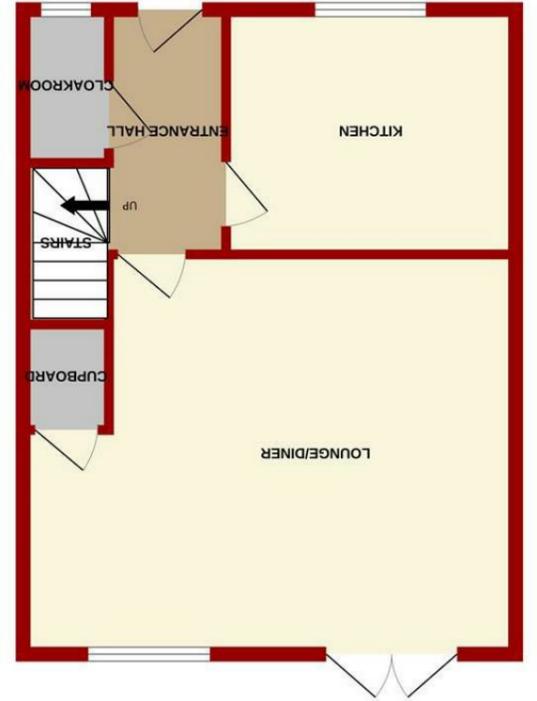
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
|--|--|--|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|---|---------------------------|---|----------------------------|--|---|--|---|------------------------|---|------------------------|---|------------------------|---|------------------------|---|------------------------|---|-------------------------|
| <table border="1"> <tr><td>A</td><td>33-35 kWh/m<sup>2</sup> (new rating 2025)</td></tr> <tr><td>B</td><td>36-47 kWh/m<sup>2</sup></td></tr> <tr><td>C</td><td>48-62 kWh/m<sup>2</sup></td></tr> <tr><td>D</td><td>63-77 kWh/m<sup>2</sup></td></tr> <tr><td>E</td><td>78-92 kWh/m<sup>2</sup></td></tr> <tr><td>F</td><td>93-120 kWh/m<sup>2</sup></td></tr> <tr><td>G</td><td>121-150 kWh/m<sup>2</sup></td></tr> </table> | A  | 33-35 kWh/m <sup>2</sup> (new rating 2025) | B | 36-47 kWh/m <sup>2</sup> | C | 48-62 kWh/m <sup>2</sup> | D | 63-77 kWh/m <sup>2</sup> | E | 78-92 kWh/m <sup>2</sup> | F | 93-120 kWh/m <sup>2</sup> | G | 121-150 kWh/m <sup>2</sup> | <table border="1"> <tr><td>A</td><td>10-20 g/m<sup>2</sup> (new rating 2025)</td></tr> <tr><td>B</td><td>21-35 g/m<sup>2</sup></td></tr> <tr><td>C</td><td>36-47 g/m<sup>2</sup></td></tr> <tr><td>D</td><td>48-62 g/m<sup>2</sup></td></tr> <tr><td>E</td><td>63-77 g/m<sup>2</sup></td></tr> <tr><td>F</td><td>78-92 g/m<sup>2</sup></td></tr> <tr><td>G</td><td>93-120 g/m<sup>2</sup></td></tr> </table> | A | 10-20 g/m <sup>2</sup> (new rating 2025) | B | 21-35 g/m <sup>2</sup> | C | 36-47 g/m <sup>2</sup> | D | 48-62 g/m <sup>2</sup> | E | 63-77 g/m <sup>2</sup> | F | 78-92 g/m <sup>2</sup> | G | 93-120 g/m <sup>2</sup> |
| A  | 33-35 kWh/m <sup>2</sup> (new rating 2025)     |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| B  | 36-47 kWh/m <sup>2</sup>                       |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| C  | 48-62 kWh/m <sup>2</sup>                       |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| D  | 63-77 kWh/m <sup>2</sup>                       |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| E  | 78-92 kWh/m <sup>2</sup>                       |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| F  | 93-120 kWh/m <sup>2</sup>                      |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| G  | 121-150 kWh/m <sup>2</sup>                     |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| A  | 10-20 g/m <sup>2</sup> (new rating 2025)       |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| B  | 21-35 g/m <sup>2</sup>                         |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| C  | 36-47 g/m <sup>2</sup>                         |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| D  | 48-62 g/m <sup>2</sup>                         |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| E  | 63-77 g/m <sup>2</sup>                         |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| F  | 78-92 g/m <sup>2</sup>                         |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |
| G  | 93-120 g/m <sup>2</sup>                        |  |   |                          |   |                          |   |                          |   |                          |   |                           |   |                            |  |   |  |   |                        |   |                        |   |                        |   |                        |   |                        |   |                         |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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1ST FLOOR



GROUND FLOOR



11 Lining Wood  
 Mitcheldean GL17 0EN



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Guide Price £225,000

**\*NO ONWARD CHAIN\*** A MODERN THREE BEDROOM MID-TERRACE PROPERTY built in 2008 located on the edge of MITCHELDEAN with woodland walks on the doorstep being ideal for FIRST TIME BUYERS and FAMILIES with good access to the highly rated PRIMARY and DENE MAGNA SECONDARY SCHOOLS. The property benefits from a SPACIOUS 16FT. LOUNGE/DINER with access to the rear garden, FITTED KITCHEN and a DOWNSTAIRS W.C as well as THREE BEDROOMS and a BATHROOM on the first floor. There is an enclosed SOUTH-FACING REAR GARDEN, ALLOCATED PARKING FOR TWO VEHICLES and WONDERFUL ELEVATED REAR VIEWS OVER THE TOWN TOWARDS FIELDS AND WOODLAND.

PLEASE NOTE THAT WE HAVE INCLUDED PHOTOS SHOWING VIRTUAL STAGING OF THE PROPERTY.

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.



Virtually Staged



The property is approached via a front aspect composite door leading into;

### ENTRANCE HALL

Radiator, stairs lead to the first floor landing, doors lead off to the cloakroom, kitchen and lounge/diner.

### CLOAKROOM

Close coupled w.c, pedestal wash basin with tiled splash-backs, radiator, obscured front aspect window.

### KITCHEN

9'09 x 9'02 (2.97m x 2.79m)

Modern wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral electric oven, gas hob, extractor hood and fridge. Freestanding dishwasher included. Space and plumbing for a washing machine. Tiled floor, radiator, front aspect window.

### LOUNGE/DINER

16'05 x 13'10 (5.00m x 4.22m)

A bright and spacious room with a large useful under stairs storage cupboard, tv point, radiators, rear aspect window and french doors that lead out to the garden.

### LANDING

Airing cupboard housing the Worcester gas-fired combi boiler, loft access, doors lead off to the three bedrooms and bathroom.

### BEDROOM ONE

11'09 x 8'11 (3.58m x 2.72m)

Built in double wardrobe, radiator, tv point, rear aspect window having elevated views over the village towards woodland and countryside.

### BEDROOM TWO

9'10 x 8'11 (3.00m x 2.72m)

Radiator, tv point, front aspect window.

### BEDROOM THREE

7'01 x 6'11 (2.16m x 2.11m)

Radiator, tv point, rear aspect window with elevated views over the village towards woodland and countryside.

### BATHROOM

7'00 x 6'02 (2.13m x 1.88m)

Bath with electric shower over and tiled surround, close coupled w.c and pedestal washbasin. Heated towel rail, obscured front aspect window.

### PARKING

The property benefits from two allocated parking spaces located a short walk away.

### OUTSIDE

To the front of the property is an attractive planted garden with path leading to the front door.

The enclosed south-facing rear garden comprises of a large two tier patio area ideal for relaxing and entertaining, there is a small lawn with gravel and slate borders at the end of the garden. Mixture of small trees and shrubs.

### DIRECTIONS

From the Mitcheldean office, proceed down the village, turning left into Carisbrook Road. Proceed onto Ross Road and upon reaching the roundabout, take the turning left into Lining Wood where the property can be found opposite the playground on the left hand side.

### SERVICES

Mains water, electricity, gas, drainage.

### 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 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).