

10 Wintles Close, Mitcheldean GL17 0JI £245,000



# 10 Wintles Close, Mitcheldean GL17 0JP

• Four bedroom family home • Private, terraced rear garden • Close to local amenities • Village location • Ideal first time or investment buy • EPC D67 • Forest of Dean District Council, Tax Band B -  $\pounds$ 1,846.03 (2025/26)



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# £245,000

#### **Entrance Hall**

A generously sized entrance hall with wood flooring and stairs lead to the first floor.

## **Living Room**

Living boasting feature fireplace with wooden mantel and surround, integrated speaker system, wood flooring, understairs storage cupboard and a window facing the front aspect with far reaching views towards countryside.

# Kitchen / Dining Room

A well maintained kitchen with ample storage in a range of floor and eye level units, accompanied by integrated appliances to include ceramic sink basin with drainer and space for a cooker with extractor hood above, an American style fridge/freeze. Window overlooking the rear gardens.

### **Utility Room**

Utility room to include fitted worktops, plumbing for a washing machine and door leading to rear garden.

#### **Bedroom Two**

Window overlooking the rear aspect.

#### **Bedroom Three**

Window overlooking the rear aspect.

## **Bedroom Four**

Window overlooking the front aspect.

## **Shower Room**

Shower room to include modern white suite comprising enclosed shower cubical, handwash basin and a low level WC.

### **Bedroom One**

Double bedroom featuring walk in wardrobe and window overlooking the rear aspect.





#### **Ensuite**

Partially tiled ensuite bathroom to include modern white suite comprising bath, handwash basin and a low level WC

#### Outside

To the front of the property are shared steps leading up to the main entrance, complemented by outside lighting. The front also features a gently sloped lawn with views overlooking the countryside and a gated access to a patio/seating area.

The rear garden features a charming patio area suitable for alfresco dining with terraced landscaping that provides additional patio space. At the top and a level lawn which provides additional outdoor space along with a timber framed shed.

Opposite the property a pathway gives access to the single en-bloc garage which is in need of some repair.

### Location

Mitcheldean is a thriving community with a busy town centre, benefiting from a butcher, pharmacy, several food outlets alongside a library, surgery, town hall and public houses. Housing both primary and secondary schools alongside good travel links to both Ross-On-Wye and Gloucester, Mitcheldean is a popular location for both families and those looking for a slower paced more rural community.

#### **Material Information**

Tenure: Freehold Council tax band: B

Local authority and rates : Forest of Dean

District Council - £1,846.03 (2025/26)

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

Broadband speed: Basic 19 Mbps, Superfast 65 Mbps, Ultrafast 1139 Mbps Mobile phone coverage: EE, Vodafone,

Three & O2



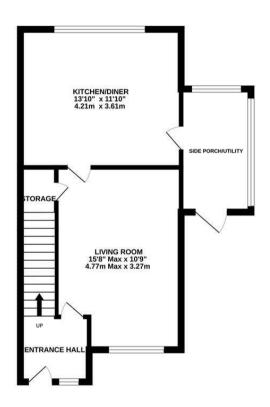


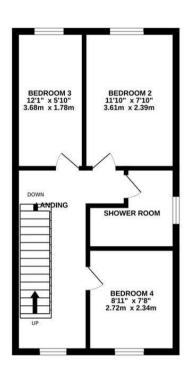


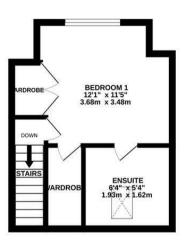












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