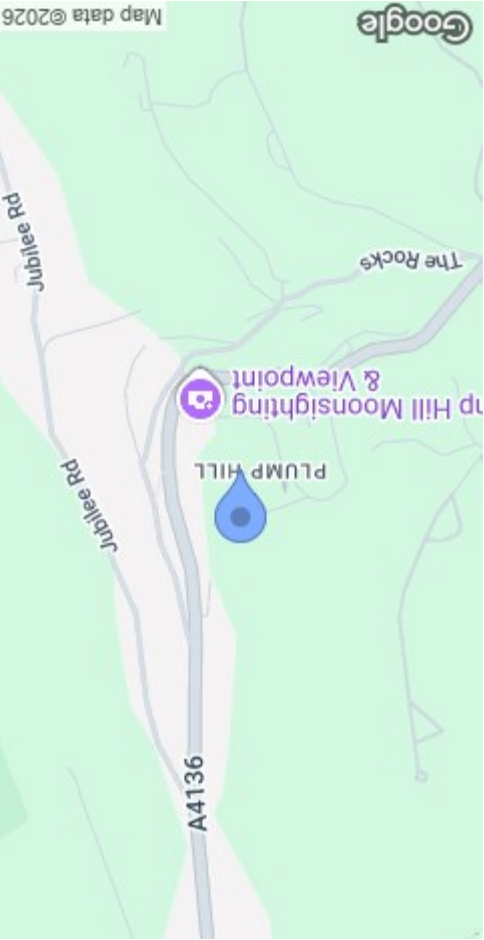




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. The plan is to illustrate the general layout and should be used as a guide only. Prospective purchasers should verify the measurements themselves. The plan is to illustrate the general layout and should be used as a guide only. Prospective purchasers should verify the measurements themselves. The plan is to illustrate the general layout and should be used as a guide only.



2 Fairplay Cottages Plump Hill  
 Mitcheldean GL17 0HB



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

## Guide Price £250,000

**\*\*NO ONWARD CHAIN\*\*** A RECENTLY RENOVATED TWO BEDROOM MID-TERRACE FOREST STONE COTTAGE located on PLUMP HILL on the OUTSKIRTS OF MITCHELDEAN. This IDEAL FIRST TIME BUY offers a NEWLY FITTED KITCHEN and BATHROOM, SOUTH-FACING CONSERVATORY and ENCLOSED GARDEN as well as a STONE BUILT FORMER WASH HOUSE OUTBUILDING and WOODLAND WALKS ON THE DOORSTEP. This CHARMING COTTAGE would also offer GREAT POTENTIAL AS A HOLIDAY LET, GIVEN ITS CHARACTER, LOCATION, AND EASE OF ACCESS TO LOCAL COUNTRYSIDE ATTRACTIONS.

The accommodation comprises FRONT PORCH, DOWNSTAIRS W.C, KITCHEN, LOUNGE and CONSERVATORY on the ground floor with TWO BEDROOMS and a BATHROOM on the first floor. The property is OIL CENTRALLY HEATED and DOUBLE GLAZED.

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.

Mitcheldean is 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, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, 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.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.



Front aspect door leads into;

### FRONT PORCH

With built-in cupboards ideal for shoe storage, an inner door leads into;

### ENTRANCE LOBBY

Stairs lead up to the first floor, tiled floor, doors lead into the kitchen and downstairs W.C.

### DOWNSTAIRS W.C

Low level w.c, wall mounted washbasin, heated towel rail, tiled floor, obscured front aspect window.

### KITCHEN

12'04 x 10'10 (3.76m x 3.30m)

Featuring brand new fully fitted modern wall and base level units with laminate worktops, inset stainless steel sink unit with drainer, integral electric oven and induction hob with extractor hood over, integral fridge/freezer, space and plumbing for a washing machine. Understairs cupboard, tiled floor, radiator, front aspect window. Doorway leads to;

### LOUNGE

11'10 x 11'09 (3.61m x 3.58m)

A bright and spacious room with feature open fireplace adorned by a stone mantle and surround, radiator, door leads into;

### CONSERVATORY

9'10 x 9'09 (3.00m x 2.97m)

Enjoys a south-facing aspect, power points, lighting, tiled floor, door leads out to the rear garden.

### LANDING

Loft access, doors lead off to the two bedrooms and bathroom.

### BEDROOM ONE

9'09 x 9'04 (2.97m x 2.84m)

With a built in double wardrobe, radiator, front aspect window.

### BEDROOM TWO

10'10 x 9'00 (3.30m x 2.74m)

Radiator, rear aspect window overlooking the garden.

### BATHROOM

5'05 x 5'04 (1.65m x 1.63m)

Brand new suite comprising a bath with mains fed shower over, low level w.c and vanity handbasin. Heated towel rail, tiled walls and floor.

### OUTSIDE

A low brick wall with cast iron gate leads to the front paved courtyard garden with the oil tank and oil-fired boiler. The stone built former wash house outbuilding is located to the side of the neighbouring property offering additional storage. To the rear of the property is the south-facing enclosed garden with large patio, lawn and flower borders. At the end of the garden is a large shed ideal for use as a home office or studio and further tool shed. The property enjoys a right of way over the neighbouring properties garden providing a side access.

### DIRECTIONS

What3Words- essays.restrict.waving- From the Mitcheldean office, proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Cinderford and Coleford. Continue up Plump Hill and upon reaching the crest of the hill after the twisty bends, turn off left where the cottage can be found set back off of the road.

### SERVICES

Mains water, Electricity. Oil. Shared Septic Tank located in the neighbouring properties garden.

### 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 Water Authority

### LOCAL AUTHORITY

Council Tax Band: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold

### VIEWINGS

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 - 7.00pm 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).

### 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)