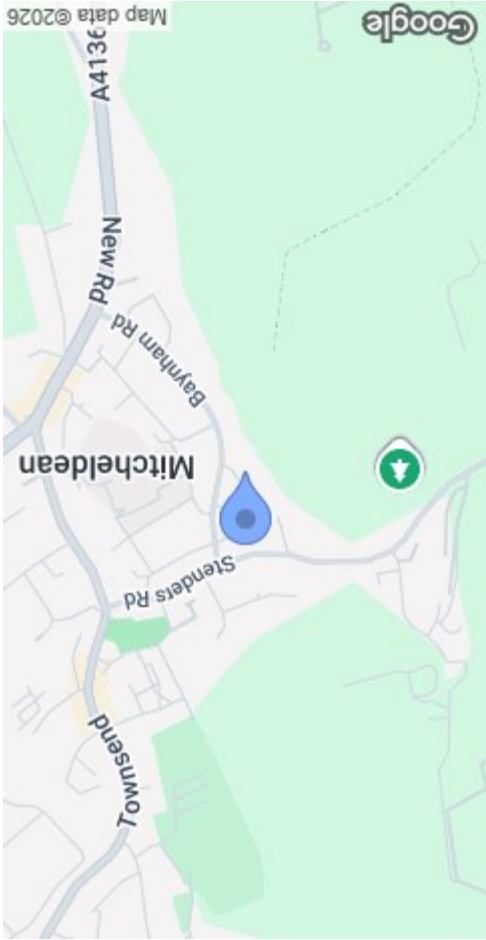


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales		
Energy Efficiency Rating	Current	Target
Very energy efficient - low running costs		
A	92-100	92-100
B	81-91	81-91
C	69-80	69-80
D	55-68	55-68
E	39-54	39-54
F	23-38	23-38
G	1-22	1-22
Not energy efficient - high running costs		
Minimum energy rating		
EU Directive 2002/91/EC		

England & Wales		
Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - low CO ₂ emissions		
A	10-20	10-20
B	21-35	21-35
C	36-50	36-50
D	51-65	51-65
E	66-80	66-80
F	81-95	81-95
G	96-120	96-120
Not energy efficient - high CO ₂ emissions		
Minimum energy rating		
EU Directive 2002/91/EC		



4 Wintles Close
Mitcheldean GL17 0JP

£240,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM DETACHED FAMILY HOME, in need of some updating.

Comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY, WETROOM on the ground floor. To the first floor THREE BEDROOMS AND family bathroom. Property benefits from GAS CENTRAL HEATING, UPVC FASCIAS, DOUBLE GLAZING, ENCLOSED GARDENS and LOVELY VIEWS.

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.



Steps lead to the property, through a small pickett gate and onto the decking/terrace area with access to the front door, of UPVC construction with a double glazed panel to top and obscure panel to side. Door leads to:

ENTRANCE HALL

Stairs to the first floor, ceiling light, double radiator, power points, a pair of glazed panel doors give access into:

LOUNGE

Ceiling light, coving, exposed timber skirting boards, wood laminate flooring, double radiator, power points, TV point, dimmer switch, pair of front aspect French doors with glazed panels to either side opening out onto the decking with far reaching views. A glazed panel door gives access into:

KITCHEN/BREAKFAST ROOM

Single bowl, single drainer stainless steel sink unit with monobloc mixer tap over, range of base and wall mounted units, rolled edge worktops, tiled surrounds, four-ring gas hob, electric double oven with extractor hood over, space for dishwasher, space for under counter fridge, tiled flooring, breakfast bar area, wall mounted gas central heating and domestic hot water boiler. Obscure double glazed UPVC door opens onto the side aspect, timber door to understairs storage cupboard. Opening into rear hall with tiled worktops, base units, plumbing for washing machine and further cupboards. The dining area has tongue and groove clad ceiling with inset ceiling spots and directional spotlight rail, tiled flooring, exposed timber skirting boards, single radiator.

CONSERVATORY/SUN ROOM

Accessed via steps from the kitchen. Polycarbonate roof, glazed panels to all sides, French doors to the garden, power, lighting, narrow doorway gives access to:

WETROOM/SHOWER ROOM

White suite with close coupled W.C., wall mounted wash hand basin with monobloc mixer tap, cupboard above, chrome heated towel radiator, walls clad in wet-boarding, non-slip flooring, mains fed shower with conventional and drencher head, ceiling light, extractor fan.

Stairs lead up to:

LANDING

Ceiling light, access to roof space, power point. Door to airing cupboard with slatted storage space.

BEDROOM ONE

Ceiling light, pair of double doors to wardrobe and storage, single radiator, power points, two front aspect windows with views across the village of Mitcheldean and the church spire, with forest and woodland views in the distance,

BEDROOM TWO

Ceiling light, single radiator, power points, rear aspect overlooking rear garden. Door giving access into:

BEDROOM THREE

Ceiling light, wardrobe opening, power points, wood laminate flooring, exposed timber skirting boards, rear aspect window.

FAMILY BATHROOM

Converted to a walk-in shower cubicle, fully clad in wet-boarding, vanity unit with sink and monobloc mixer tap, concealed cistern W.C, mains fed shower with conventional and drencher head, ceiling light and extractor fan, insect ceiling spots, tiled floor, chrome heated towel radiator, side aspect obscure window.

OUTSIDE

Front steps lead up to well maintained sloped lawned areas with Yukka plants, leading to the decking, continue to the right hand side you will find a large store shed with power and lighting, on the left hand side is gated access to the rear garden, steps lead to the terraced garden with seating area and pergola, at the top is a small wild meadow area, all enclosed by fencing and hedging surround.

An en-bloc garage a short walk away is included.

DIRECTIONS

From the Mitcheldean office proceed up the Stenders to Baynham Road on the left, taking the second turning right into Wintles Close where the property can be found immediately upon the left hand side.

SERVICES

Mains gas, mains electricity supply, mains drainage.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

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.

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)

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.

