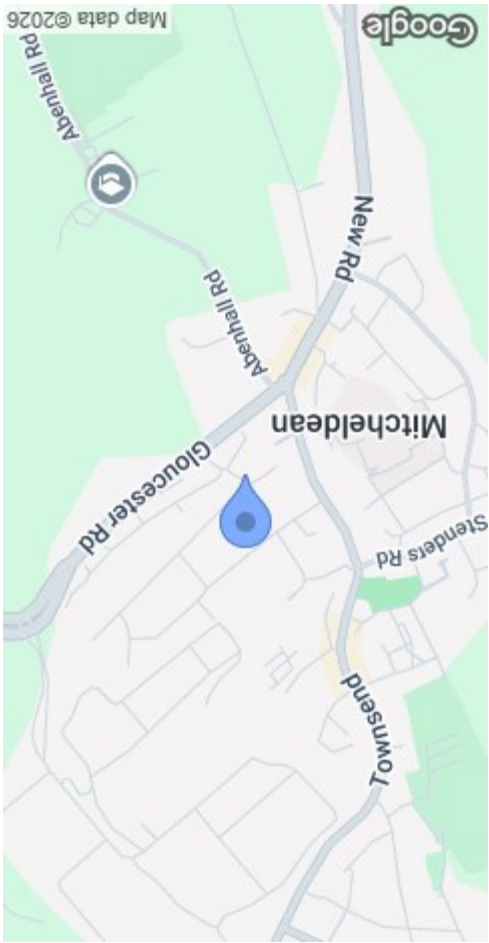


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy inefficient - high running costs	Very energy inefficient - high running costs
100-120 kWh/m ² /year	100-120 kWh/m ² /year
120-150 kWh/m ² /year	120-150 kWh/m ² /year
150-180 kWh/m ² /year	150-180 kWh/m ² /year
180-200 kWh/m ² /year	180-200 kWh/m ² /year
200-250 kWh/m ² /year	200-250 kWh/m ² /year
250-300 kWh/m ² /year	250-300 kWh/m ² /year
300+ kWh/m ² /year	300+ kWh/m ² /year



12 Dean Meadows
Mitcheldean GL17 0EJ

Guide Price £260,000

A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY OFFERED FOR SALE WITH NO ONWARD CHAIN that would SUIT FAMILY LIVING being LOCATED WITHIN THE POPULAR TOWN OF MITCHELDEAN a SHORT WALK FROM BOTH WELL REGARDED PRIMARY AND SECONDARY SCHOOLS, benefitting from a DOWNSTAIRS W.C, SPACIOUS LIVING ROOM, KITCHEN/DINER, THREE GOOD SIZED BEDROOMS with TWO DOUBLE BUILT-IN WARDROBES TO BEDROOM ONE and a MODERN FAMILY BATHROOM. Additionally this much loved home offers an ATTACHED SINGLE GARAGE, DRIVEWAY PARKING FOR ONE VEHICLE and a LOVELY ENCLOSED REAR GARDEN that enjoys COUNTRYSIDE 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.



The property is approached from the front aspect via a upvc door leading into;

FRONT PORCH
Radiator, doors lead off to the downstairs w.c and through to the living room.

DOWNSTAIRS W.C
2'9 x 5'3 (0.84m x 1.60m)
Comprising a close coupled w.c and wall mounted washbasin with tiled splashbacks, radiator and obscured front aspect window.

LIVING ROOM
14'8 x 14'8 (4.47m x 4.47m)
A bright and spacious room with feature decorative fire surround an inset electric fire, radiators, stairs ascend to the first floor landing, front aspect window hillside, a door leads through to the kitchen/diner.

KITCHEN/DINER
14'6 x 9'11 (4.42m x 3.02m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, built in electric oven with gas hob and extractor hood above. Space and plumbing for a washing machine and fridge/freezer. Wall mounted Worcester gas-fired boiler, radiator, under stairs storage cupboard, rear aspect window and sliding patio doors leading out to the rear garden.

LANDING
Airing cupboard housing the hot water immersion tank, loft access, side aspect window, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
8'2 x 11'11 (2.49m x 3.63m)
Benefitting from two built-in double wardrobes, radiator and a front aspect window.

BEDROOM TWO
8'0 x 11'1 (2.44m x 3.38m)
A double room with a radiator and a rear aspect window.

BEDROOM THREE
6'3 x 8'2 (1.91m x 2.49m)
A single room with a useful built-in cupboard, radiator and a front aspect window.

BATHROOM
6'4 x 5'5 (1.93m x 1.65m)
Comprising a modern white three piece suite to include a panelled bath with an electric shower over and tiled splash-backs, close coupled w.c and pedestal washbasin unit with tiled splash-backs. Radiator and an obscured rear aspect window.

PARKING & ATTACHED SINGLE GARAGE
8'8 x 16'6 (2.64m x 5.03m)
There is driveway parking for one vehicle that leads to the attached single garage accessed via an up and over door having power and lighting and a rear personal door.

OUTSIDE
The front garden is attractively planted with a variety of mature shrubs, with steps leading up to the front entrance door. To the rear, the enclosed garden is predominantly laid to lawn and enjoys a patio seating area ideal for outdoor dining and entertaining, complemented by attractive planted borders. Steps descend to the rear of the garage, providing convenient access.

DIRECTIONS
From our Mitcheldean office, proceed to the A4136 and take the first exit at the mini-roundabout signposted Gloucester. Take the first left turn into Dean Meadows where the property can be found halfway up on the right hand side.

SERVICES
Mains water and drainage, electric, 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 Water Authority

LOCAL AUTHORITY
Council Tax Band: C
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)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.