10 The Crescent
Mitcheldean GL17 0SB

STEVE GOOCH
ESTATE AGENTS | EST 1985



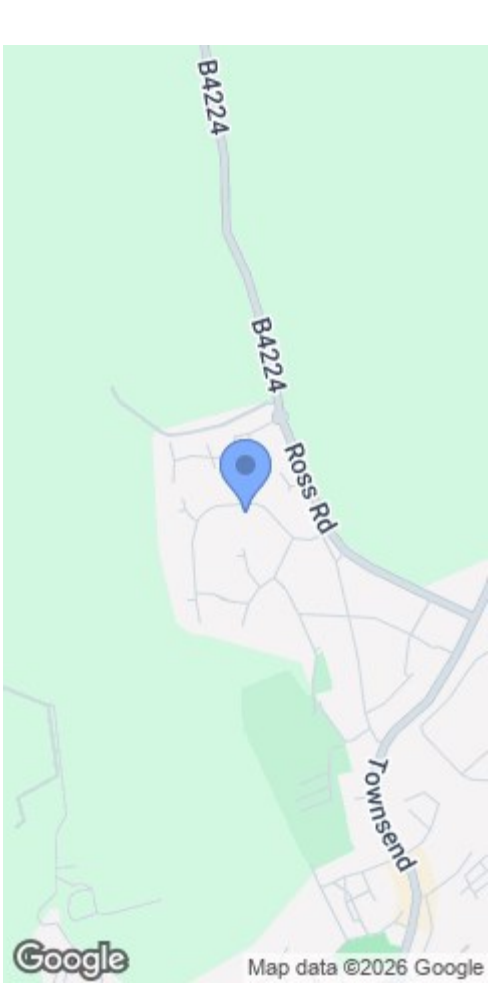


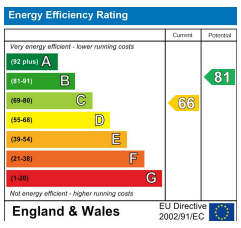
Approximate total area(1)
561 ft²

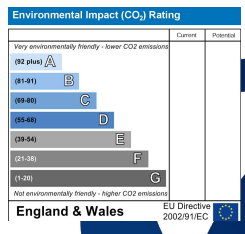
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Guide Price £240,000

NO ONWARD CHAIN A WELL-MAINTAINED TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW, ideally positioned within easy reach of MITCHELDEAN TOWN CENTRE while also enjoying convenient access to PLEASANT COUNTRYSIDE WALKS. The property further benefits from DRIVEWAY PARKING FOR TWO/THREE VEHICLES, together with ATTRACTIVE LANDSCAPED FRONT AND SOUTH-FACING REAR GARDENS, offering a lovely balance of convenience, outdoor space and village living.

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.

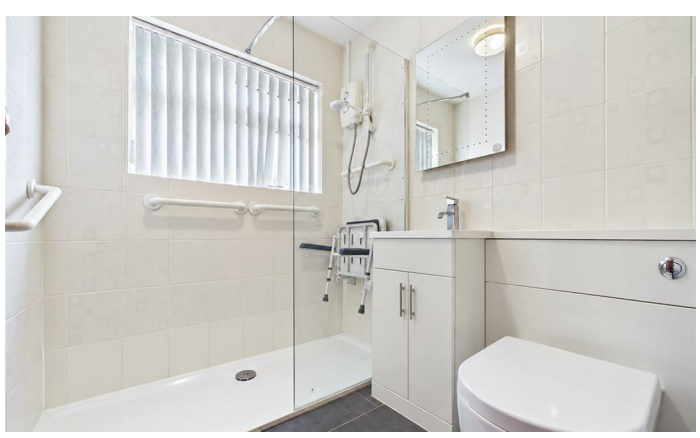
With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.















A side aspect door leads into

HALLWAY
Built-in cupboard with shelving, access to the loft space, radiator, doors lead off to the kitchen, living room, both bedrooms and the shower room

KITCHEN
1310" x 610" (399.29m x 185.93m)
Comprising a range of fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer. Built-in appliances include an electric oven, electric hob with extractor hood above and a fridge/freezer. Additionally there is space and plumbing for a washing machine and tumble dryer, wall mounted gas-fired Worcester combi boiler, radiator, laminate wood flooring and front and side aspect windows.

LIVING ROOM
18'7" x 9'11" (5.66m x 3.02m)
A spacious room with room for a dining table, feature fireplace having an electric fire inset, radiator, tv point, front aspect window and door leads out to the front garden.

BEDROOM ONE
14'6" x 7'8" (4.42m x 2.34m)
Benefitting from stylish fitted Sharpes wardrobes, radiator and rear aspect window looking out to the garden.

BEDROOM TWO
8'9" x 9'4" (2.67m x 2.84m)
A further double room with a radiator, rear aspect window looking out to the garden.

SHOWER ROOM
6'10" x 6'3" (2.08m x 1.91m)
Comprising a walk-in shower cubicle with electric shower, close coupled w.c and vanity washbasin unit. Additionally there is an airing cupboard with shelving, radiator and an obscured side aspect window.

PARKING
The property enjoys driveway parking for two/three vehicles.

OUTSIDE
The front and rear gardens have been thoughtfully landscaped to create attractive, low maintenance outdoor spaces ideal for relaxing and entertaining. The south-facing rear garden is a particular highlight, enjoying excellent levels of sunshine throughout the day together with a good degree of privacy.

SERVICES
Mains electricity, gas, water and drainage

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 - Rate TBC

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

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.

DIRECTIONS
From our Mitcheldean office, proceed through the town in the direction of Ross on Wye taking the left turn into Carisbrooke Road. Take the second left into Hollywell Road and keep right into The Crescent where the property can be found after a short distance on the left.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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