



**35 The Crescent**  
**Mitcheldean GL17 0SB**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £220,000

A TWO BEDROOM SEMI-DETACHED BUNGALOW with FRONT AND REAR GARDENS and OFF ROAD PARKING SITUATED WITHIN A QUIET RESIDENTIAL AREA in the sought after village of Mitcheldean CLOSE TO SHOPS AND AMENITIES, offered for sale with NO ONWARD CHAIN.

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 obscured double glazed upvc door leads into;

### ENTRANCE HALL

6'08 x 2'11 (2.03m x 0.89m)

Airing cupboard housing the gas-fired combi boiler, radiator, doors lead off to the kitchen, lounge/diner, both bedrooms and the bathroom.

### KITCHEN

6'10 x 13'08 (2.08m x 4.17m)

Comprising a range of wall and base level units with laminate worktops, breakfast bar and tiled splash-backs and an inset stainless steel sink unit with drainer. There is space for a gas cooker, under-counter fridge and freezer and space and plumbing for a washing machine. Additionally there is a useful larder cupboard and front and side aspect windows.

### LOUNGE/DINER

10'00 x 18'11 (3.05m x 5.77m)

A light and spacious room with a radiator, tv and broadband points, chimney breast with decorative mantle and surround having an inset gas fire and a front aspect window.

### BEDROOM ONE

7'11 x 12'05 (2.41m x 3.78m)

A double room with wall to wall built in wardrobes, radiator and a rear aspect window overlooking the garden.

### BEDROOM TWO

9'02 x 8'10 (2.79m x 2.69m)

A double room with a radiator, rear aspect window and upvc door leading out to the rear garden.

### BATHROOM

6'02 x 6'11 (1.88m x 2.11m)

Comprising a three piece white suite including a panelled bath with electric shower over, close coupled w.c and vanity washbasin unit. There are partly tiled walls, a radiator and an obscured side aspect window.

### PARKING

There is driveway parking for two vehicles in front of the property with potential to convert the front garden into additional parking.

### OUTSIDE

The front garden is low maintenance, there is driveway parking for two vehicles that extends along the side of the property. The rear enclosed garden is predominantly laid to lawn with a patio seating area, planted borders, shrubs and bushes. There is a large shed with power and a smaller shed.

### DIRECTIONS

From our Mitcheldean office head out through the village, at the bottom of the hill turn left into Carisbrook Road, Take the second left into Hollywell Road, turn right into The Crescent, the property can be found up the hill on the right hand side.

### SERVICES

Mains Electricity, Gas, Water & 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

### LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Freehold

### PROPERTY SURVEYS

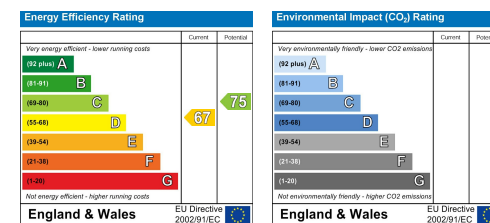
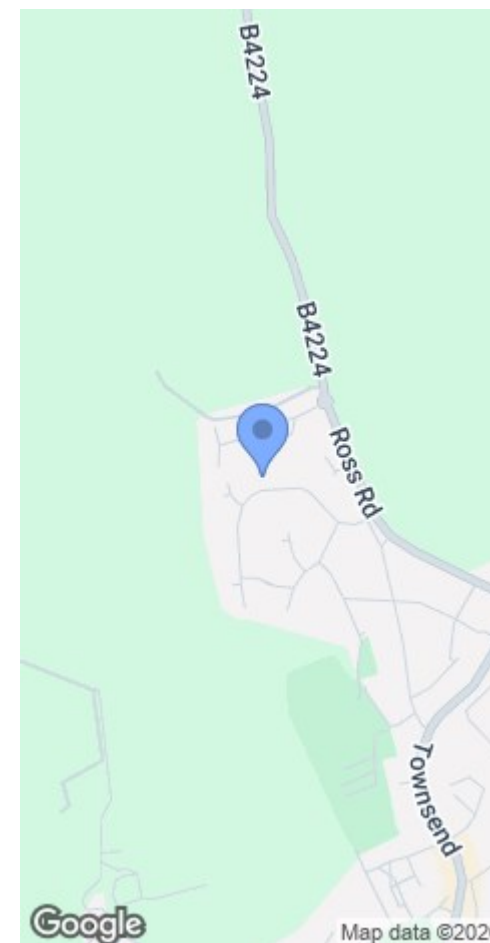
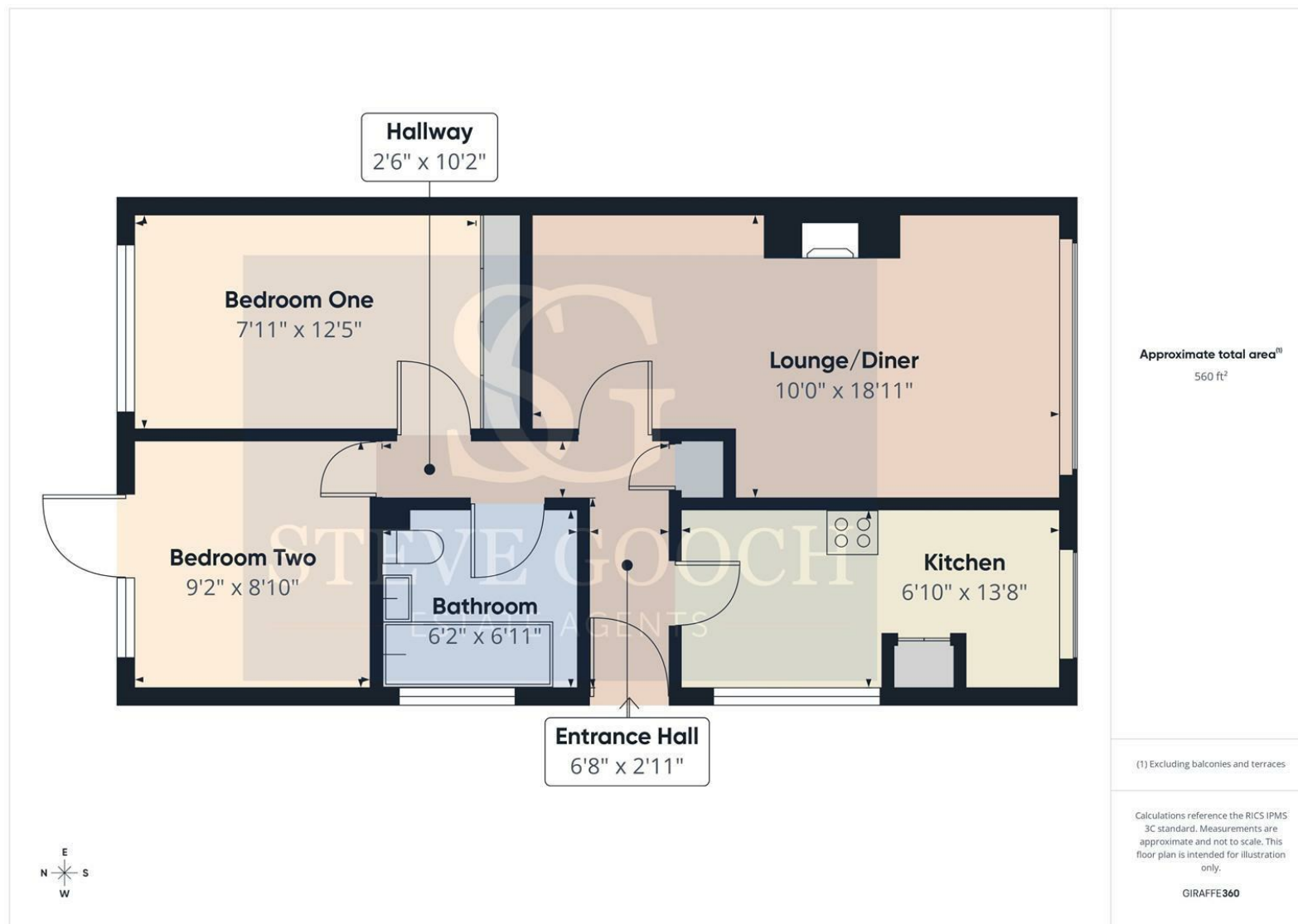
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### 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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### 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)



#### 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.



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