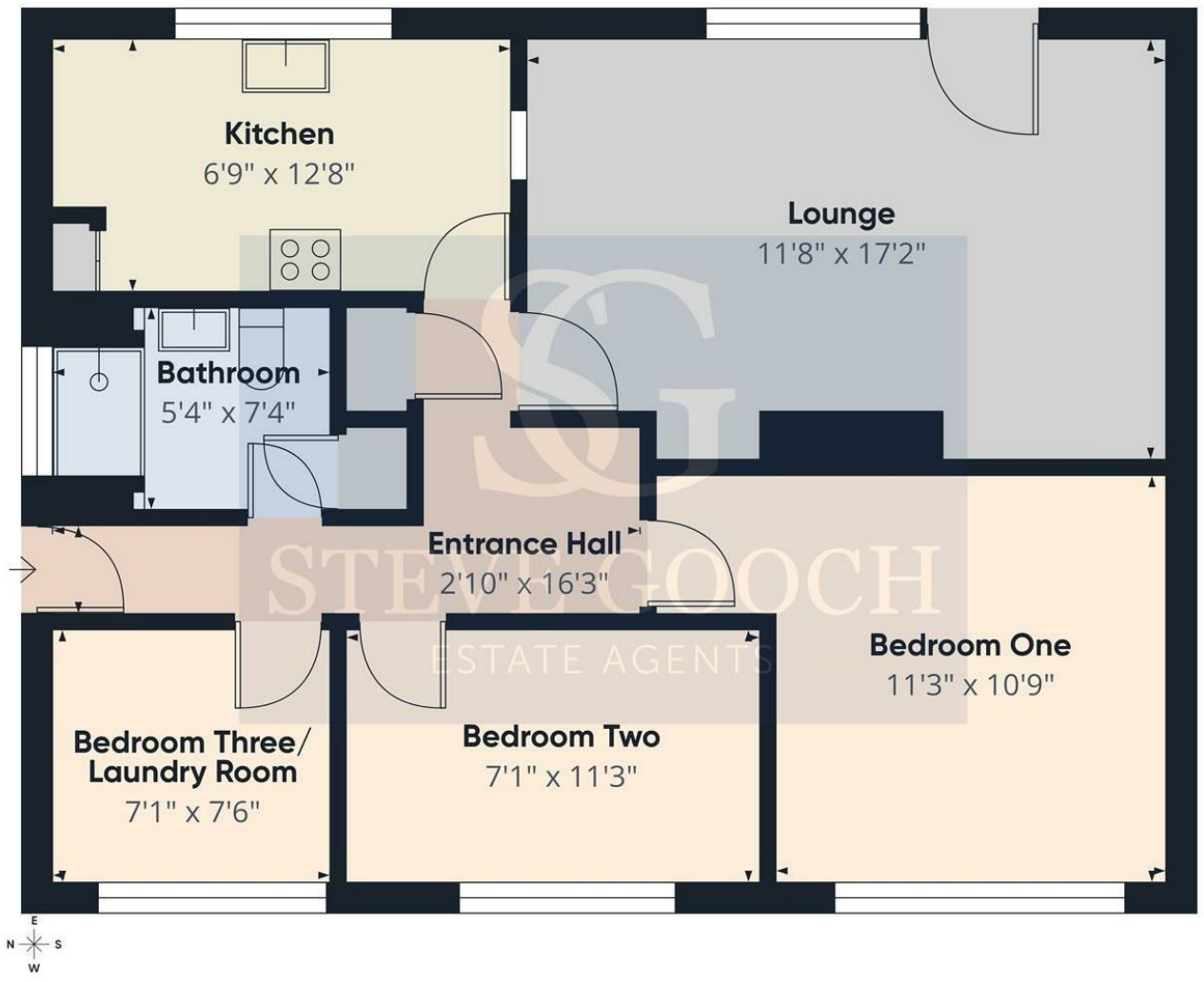
STEVE GOOCH
ESTATE AGENTS | EST 1985

9 Hollywell Road
Mitcheldean GL17 0DL



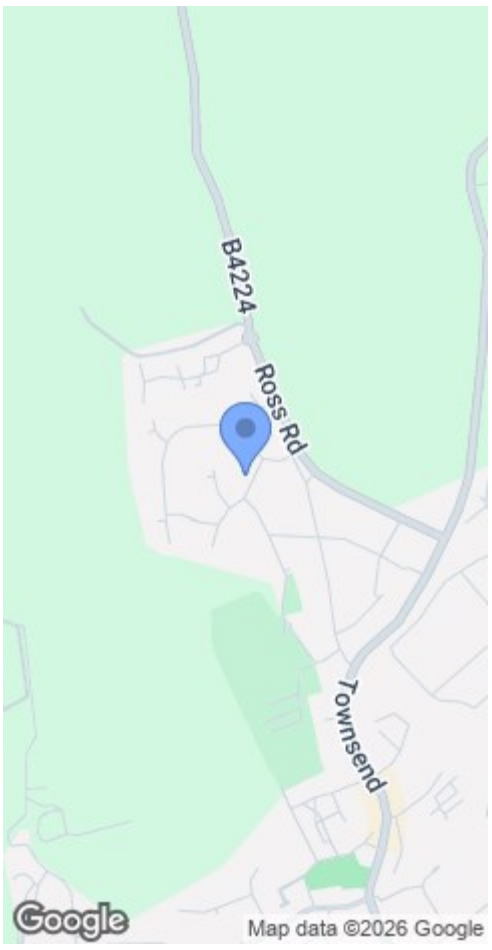


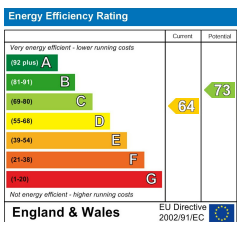
Approximate total area(1)
676 ft²

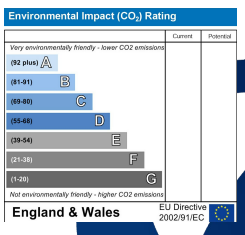
(1) Excluding balconies and terraces

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.

Offers Around £290,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM DETACHED BUNGALOW, LOCATED WITHIN THE VILLAGE OF MITCHELDEAN and CLOSE TO LOCAL BUS ROUTES. The property benefits from FRONT AND REAR GARDENS, a CARPORT and OFF ROAD PARKING FOR TWO/THREE VEHICLES. BEDROOM THREE has been CONVERTED INTO A CONVENIENT LAUNDRY ROOM, with further benefits including UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises ENTRANCE HALL, LOUNGE, KITCHEN THREE BEDROOMS (ONE CURRENTLY CONVERTED TO A LAUNDRY ROOM) and BATHROOM.

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.

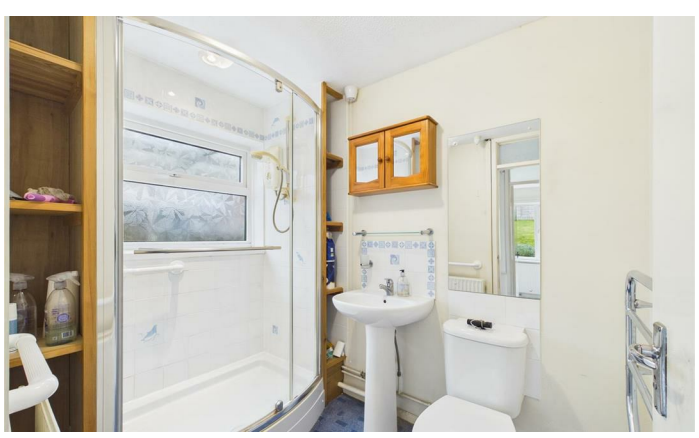














The property is accessed via a canopy style carport leading to the upvc front door. This leads into the:

ENTRANCE HALL
Ceiling light, access to roof space, double radiator, power points, access into:

LOUNGE
11'08 x 17'02 (3.56m x 5.23m)
Stone fireplace (currently blocked off) with electric stove inset, gas point to side, alcoves to either side, two ceiling lights, power points, tv point, large double radiator, serving hatch to the kitchen, upvc double glazed door and large front aspect upvc double glazed window overlooking the front garden with views to fields and countryside.

KITCHEN
6'09 x 12'08 (2.06m x 3.86m)
Range of base and wall mounted units, one and a half bowl single drainer stainless steel sink unit, mixer taps over, rolled edge worktops, tiled surrounds, power points, directional ceiling spot rail, space for freestanding cooker and fridge/ freezer, wall mounted gas fire and domestic hot water boiler, double radiator, serving hatch into the lounge, built-in storage cupboard, front aspect upvc double glazed window overlooking the front garden with views to fields and countryside.

BEDROOM ONE
11'03 x 10'09 (3.43m x 3.28m)
Ceiling light, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO
7'01 x 11'03 (2.16m x 3.43m)
Ceiling light, power points, single radiator, rear aspect double glazed window overlooking the rear garden.

BEDROOM THREE/LAUNDRY ROOM
7'01 x 7'06 (2.16m x 2.29m)
Ceiling light, radiator, power points, water and drainage points, rear aspect window overlooking the rear garden.

BATHROOM
5'04 x 7'04 (1.63m x 2.24m)
White suite with close coupled w.c, pedestal wash hand basin, monobloc mixer tap over, tiled surrounds, step in shower cubicle, electric shower fitted, extractor fan, ceiling light, double radiator, heated towel radiator.

PARKING
A block paved driveway is suitable for parking two/three vehicles.

OUTSIDE
A large lawned garden lies to the front with shrubs, bushes and enclosed by a picket fence.

There is access to the rear garden from both sides of the property. A block-paved area to the side leads under the carport, with outside lighting, a garden shed, and uPVC fascias and guttering. A concrete pathway with steps leads through the rear garden, which is planted with flowers, shrubs and bushes and enclosed by fencing.

DIRECTIONS
From the Mitcheldean office, proceed down through the village, turning left onto Carisbrook Road. Take the second left into The Crescent followed by the first left into Hollywell Road. The proeprty can be found immediately on the right hand side.

SERVICES
Mains water, electricity, drainage, 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

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

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 - 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).