



FREEHOLD

£325,000



**24 BAYNHAM ROAD, MITCHELDEAN, GLOUCESTERSHIRE,
GL17 0JR**

- FIRST TIME ON THE MARKET SINCE BUILT
- FOUR BEDROOMS (POTENTIAL FOR FIVE)
- DOWNSTAIRS CLOAKROOM
- GARAGE & OFF ROAD PARKING
- DETACHED
- TWO RECEPTION ROOMS
- GARDENS
- VERSATILE ACCOMMODATION

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24 BAYNHAM ROAD, MITCHELDEAN, GLOUCESTERSHIRE, GL17 0JR

COMING TO THE MARKET FOR THE FIRST TIME SINCE BUILT, A FOUR BEDROOM (POTENTIALLY FIVE), DETACHED HOUSE HAVING BEEN EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION IN A POPULAR LOCATION.

The popular Village of Mitcheldean offers a range of amenities to include post office/general store, public house, library, primary school, the renowned Dene Magna secondary school and doctors surgery. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 10 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Hall: Radiator.

W.C.: With two piece suite, part tiled walls, window, radiator.

Dining Room: 13' 0" x 9' 0" (3.96m x 2.74m), Window to front, radiator.



Kitchen: 16' 6" x 11' 4" (5.03m x 3.45m), Fitted at wall and base level, tiled splash-backs, sink unit, built-in cupboard, plumbing for automatic washing machine, radiator.

Lounge: 20' 0" x 15' 7" (6.09m x 4.75m), Gas fire in brick fireplace, radiator, window to front.

Inner Hall: Radiator.

Downstairs Bedroom Four/Study: 10' 0" x 9' 0" (3.05m x 2.74m), Windows to side and rear, radiator.



First floor stairs to -

Bedroom One: 14' 0" x 11' 0" (4.26m x 3.35m),
Windows to front and rear, radiator, fitted wardrobes, dressing unit, chest of drawers.
Agent's Note: This room used to be two bedrooms and could be returned to its former state.

Bedroom Two: 10' 0" x 9' 0" (3.05m x 2.74m),
Dressing area with built-in cupboard, leading to the bedroom area, window to rear, radiator.

Bedroom Three: 9' 0" x 8' 6" (2.74m x 2.59m),
Window to front, radiator.

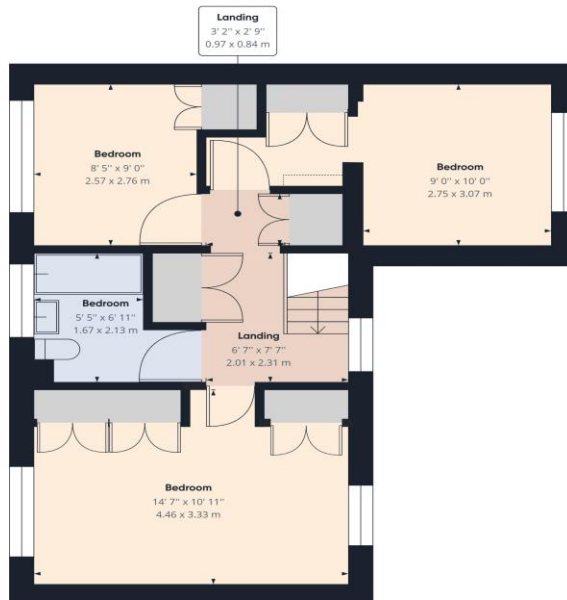
Bathroom: Three piece suite, tiling to walls, over-bath shower, radiator, window.

Outside: Front - tiered gardens with gravelled areas and herbaceous borders, driveway to single garage. Rear - there are mature gardens with upper and lower patio areas, mature shrubs and trees.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



1st Floor

Approximate total area⁽¹⁾
477.02 ft²
44.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PASSIONATE
ABOUT
Property
SINCE 1982