



FREEHOLD

£299,999



**14 CHURCHILL WAY, MITCHELDEAN, GLOUCESTERSHIRE, GL17
0AZ**

- TWO BEDROOMS
- KITCHEN
- NIGHT STORAGE HEATING
- GARDENS
- POPULAR LOCATION
- POTENTIAL FOR EXTENSION (SUBJECT TO NECESSARY PLANNING CONSENT).
- TWO RECEPTION ROOMS
- BATHROOM
- IN NEED OF UPDATING
- WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE

www.kjtresidential.co.uk

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RARELY AVAILABLE AT THIS PRICE AND SET JUST OFF THE VILLAGE CENTRE, A TWO BEDROOM SEMI-DETACHED HOUSE IN NEED OF SOME UPDATING BUT OFFERING EXCELLENT VALUE AND ALWAYS POPULAR.

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.

Front door to -

Hall: Night storage heater.

Lounge: 13' 0" x 12' 0" (3.96m x 3.65m), Tiled fireplace, night storage heater, window to front.

Dining Room: 10' 0" x 9' 3" (3.05m x 2.82m), Window to rear, night storage heater.



Kitchen: 9' 6" x 8' 7" (2.89m x 2.61m), Fitted at wall and base level providing worktop and storage space, sink unit, plumbing for automatic washing machine, night storage heater.

Landing: Window to side, night storage heater, loft access.

Bedroom One: 15' 7" x 9' 6" (4.75m x 2.89m), Window to front with views towards the church.

Bedroom Two: 8' 7" x 8' 6" (2.61m x 2.59m), Built-in wardrobe, window to rear.



Bathroom: Low level W.C., shower cubicle, sink unit, wall mounted room heater.

Outside: There is parking to the front of the property, the rear has a patio area and raised beds.

Services: Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.

Agent's Note: Potential for extension (subject to necessary planning consent).



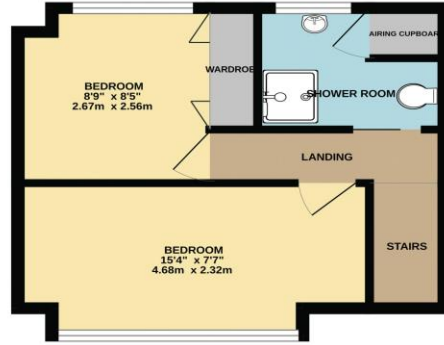
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

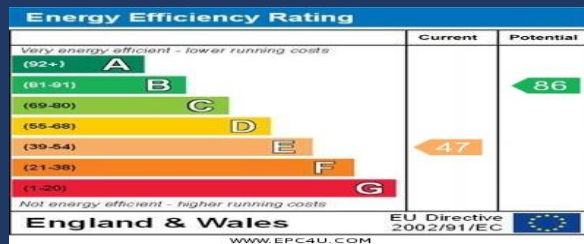


1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982