



FREEHOLD

£210,000



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

- TWO BEDROOMS
- BATHROOM
- CHURCH VIEWS
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- KITCHEN
- LOW MAINTENANCE GARDENS
- TWO RECEPTION ROOMS
- UTILITY/GARAGE
- WITHIN EASY WALKING DISTANCE OF AMENITIES

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RARELY AVAILABLE IN A SOUGHT AFTER CUL-DE-SAC JUST OFF THE VILLAGE CENTRE AND NEAR ITS EXCELLENT RANGE OF FACILITIES, A WELL MAINTAINED TWO BEDROOMED DORMA STYLE HOUSE.

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.

UPVC entrance porch with door to -

Hallway: Radiator, door to -

Lounge: 13' x 7' 8" (3.96m x 2.34m) Bay window to front, electric fire, radiator, door to -

Dining Room: 9' 0" x 9' 11" (2.74m x 3.02m), Radiator, window, door to -



Kitchen: 9' 11" x 9' 5" (3.02m x 2.87m), Fitted at wall and base level providing ample worktop and storage space, sink unit, pantry, electric cooker with extractor fan over, radiator, window, wood effect tiled floor, gas central heating boiler.

Utility/Garage: 16' 0" x 7' 6" (4.87m x 2.28m), Access to front and rear, utility storage, electric heater, plumbing for washing machine, tiled floor.

Downstairs Cloakroom: 4' 0" x 3' 0" (1.22m x 0.91m), Comprising wash hand basin, W.C., window.

First Floor Landing: Off which is -



Master Bedroom: 16' 0" x 9' 5" (4.87m x 2.87m),
Window with views towards the church,
radiator.

Bedroom Two: 10' 9" x 8' 5" (3.27m x 2.56m),
Window with view to rear, radiator.

Bathroom: Comprising shower cubicle, wash
hand basin, W.C., window to rear, towel
rail/radiator.

Outside: To the front of the property there is
driveway parking and easy to maintain
garden area. Gardens to rear having
herbaceous borders and a variety of shrubs,
steps lead up to patio/gravelled area.

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

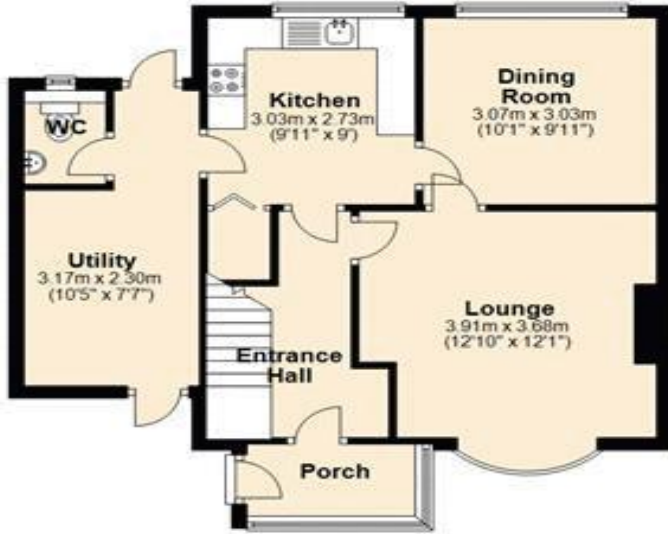


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)

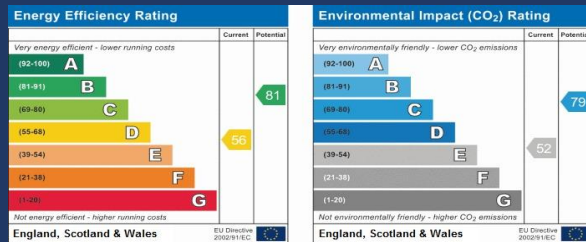


First Floor

Approx. 31.3 sq. metres (337.2 sq. feet)



Total area: approx. 86.1 sq. metres (926.8 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982