



FREEHOLD

£319,995



**19 HOLLYWELL ROAD, MITCHELDEAN, GLOUCESTERSHIRE,
GL17 0DL**

- THREE BEDROOMS
- LOUNGE/OPEN TO DINING ROOM
(These can easily be separated as there are two doors).
- SHOWER ROOM
- GARDENS & PARKING
- LOVELY VIEWS TO REAR
- FITTED KITCHEN
- LARGE CONSERVATORY
- GARAGE
- GAS FIRED CENTRAL HEATING

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS WELL PRESENTED DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC WITH GORGEOUS FAR REACHING VIEWS OVER OPEN COUNTRYSIDE. THE PROPERTY BENEFITS FROM A GARAGE, CAR PORT AND PARKING WITH A CONSERVATORY TO THE REAR - TAKING ADVANTAGE OF THE LOVELY VIEWS.

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 half glazed door to -

Entrance Hall: Radiator, two large store cupboards, telephone point, access to loft space.

Shower Room: Suite comprising corner shower, vanity unit with W.C. and sink unit with mixer tap and storage under, window, heated chrome towel rail, spot lights, extractor, tiled walls and floors, window with obscured glass.

Kitchen: 12' 0" x 7' 7" (3.65m x 2.31m), Modern fitted kitchen with wall and base units providing worktop and storage space. There is an integrated dish washer, electric oven with Samsung 'electric' induction hob over and extractor fan, stainless steel sink unit with mixer tap, wall mounted Worcester boiler providing central heating and domestic hot water, tiled splash-backs, radiator, window to front, double glazed door to Car port.



In order -

Bedroom Three: 9' 6" x 5' 10" (2.89m x 1.78m), Double glazed window to front, radiator.

Bedroom Two: 12' 6" x 8' 4" (3.81m x 2.54m), Large built-in wardrobes, radiator, double glazed window to front.

Lounge/Dining Room: 31' 0" x 10' 0" (9.44m x 3.05m) - in total., The Dining end has a radiator and window with lovely views - an arch opens to the Living Room. There is a feature fireplace with a living flame gas fire and wood mantel over, T.V. point and bi-fold door to -



Conservatory: 15' 0" x 11' 0" (4.57m x 3.35m),
Tiled floor, doors to two aspects, panoramic views. The roof has tinted U.V. protection.

From Dining Room -

Bedroom One: 15' 7" x 9' 5" (4.75m x 2.87m),
Again having amazing views, windows to two aspects, built-in wardrobes, fitted cupboards and drawers, phone point, radiator.

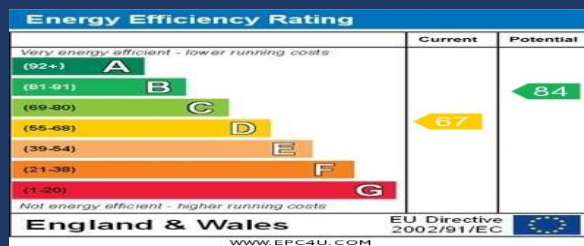
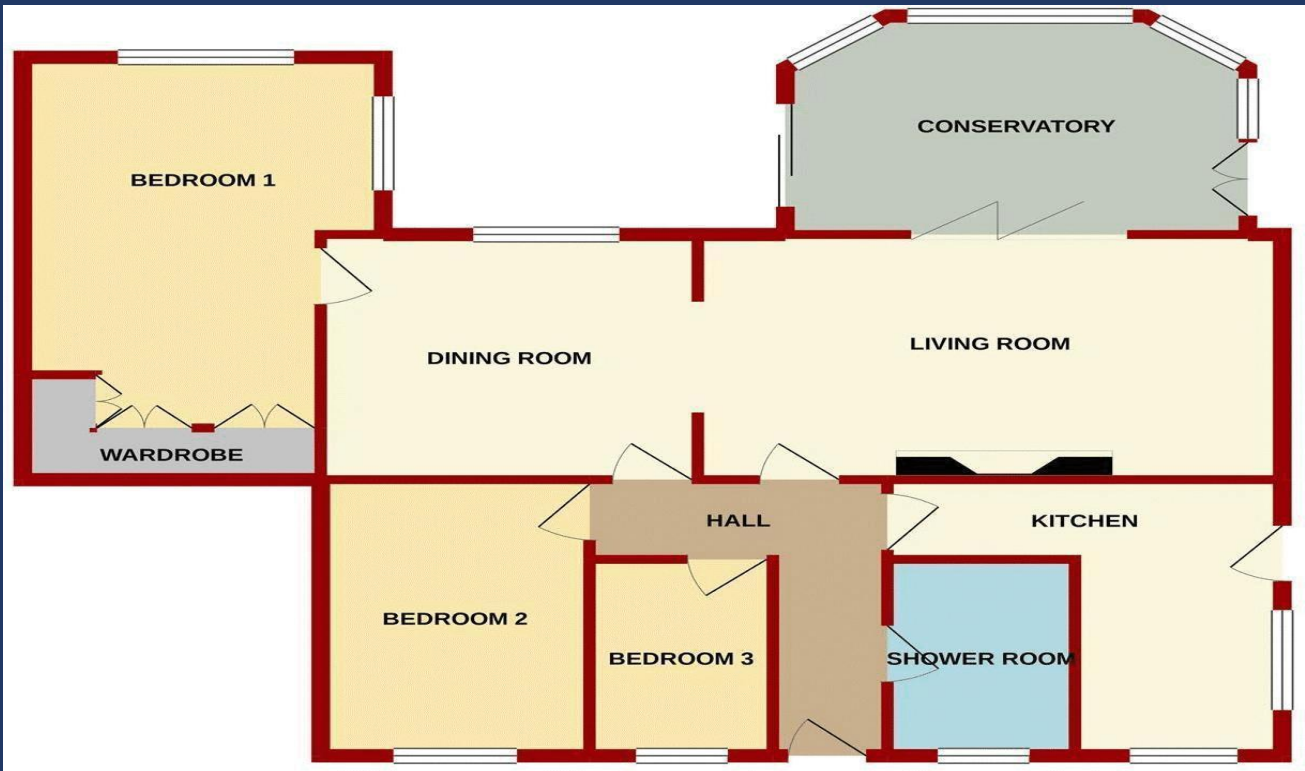
Outside: Gates lead to driveway and in turn leading to Car port and garage (the garage has up & over door, power & light, window to side). The gardens to the front are landscaped and easily maintained with gravelled areas and railway sleepers, there are various shrubs and grasses. There is an outside tap and lighting and path to front door. To the rear there are decked areas taking advantage of the views, gravelled areas with shrubs, trees and seasonal planting, there are two sheds and a greenhouse. The garden is made private with newly fenced boundaries.

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.

01594 823033



PASSIONATE
ABOUT
Property
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