



MITCHELDEAN

Guide price **£235,000**



7 OLD DEAN ROAD

Mitcheldean, Gloucestershire GL17 0BQ



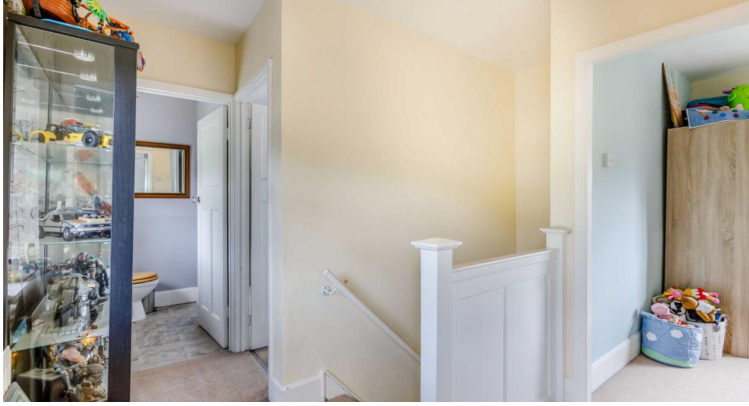
End-link, two-bedroom property
Garden with outbuilding and side access
Two cloakrooms and one bathroom

This two-bedroom, end-link property has two double bedrooms, with a cloakroom and bathroom from the landing. The ground floor comprises of a spacious lounge/dining room and a practical kitchen accessing the utility and downstairs cloakroom. Outside rear south facing courtyard garden ideal for entertaining, useful outbuilding. Gravel area to the front with extensive lawn. Two parking spaces.

Situated in the market town of Micheldean, this lovely property is ideally located within proximity to local amenities, food stores, schooling and sporting clubs. Within the Forest of Dean, the property is surrounded by scenic footpaths and countryside pursuits, and only a short drive to the Wye Valley, where an abundance of activities can be enjoyed. The property offers easy access to the market town of Ross on Wye and the city of Gloucester.

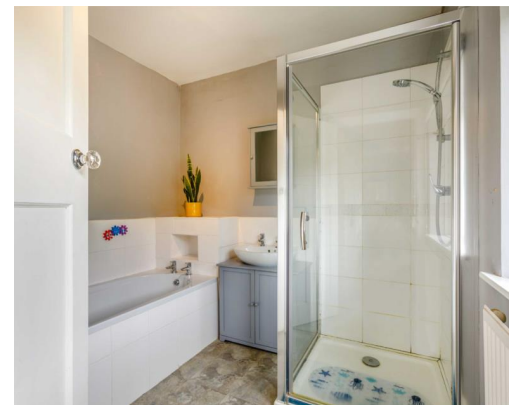


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KEY FEATURES

- End-link property
- Two bedrooms
- Utility
- One bathroom
- Lawned garden
- Two parking spaces

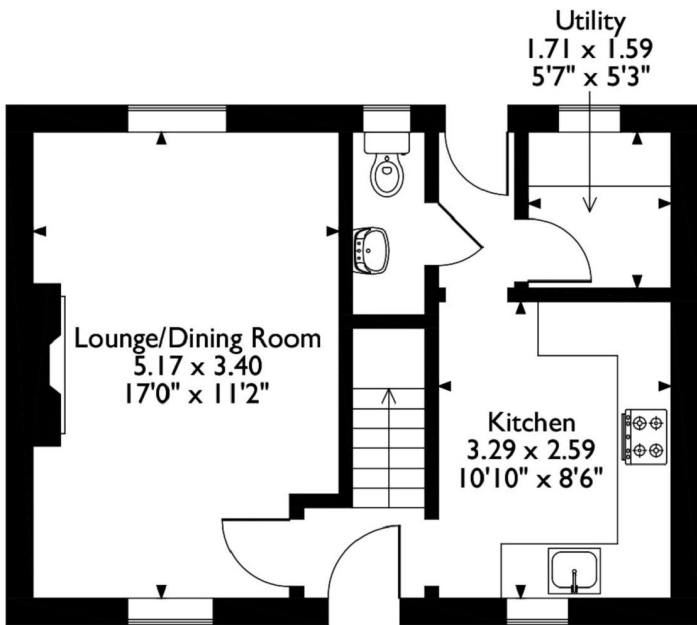


STEP INSIDE

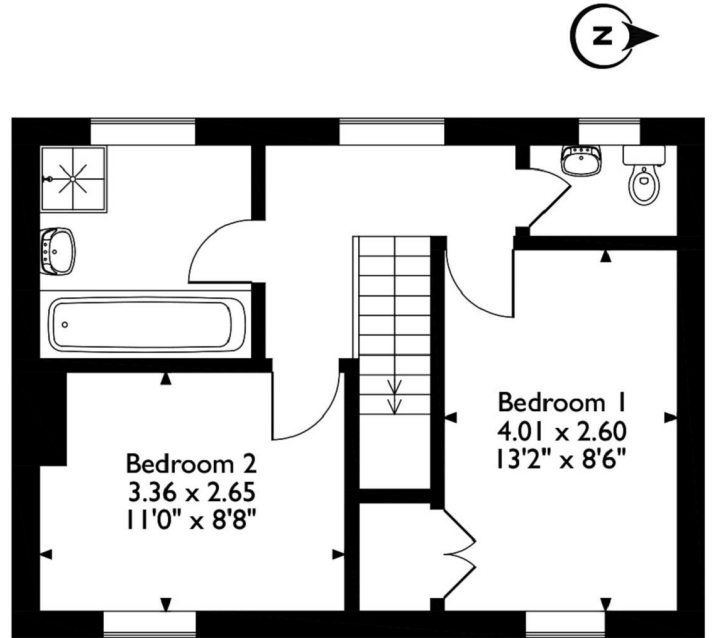


On the ground floor there is a dual aspect, open plan lounge and dining room to the left with a charming, exposed brick fireplace as a centre piece. To the right, there is a practical kitchen, benefiting from an integrated dishwasher and range oven. To the rear, there is a useful utility and convenient downstairs cloakroom, with rear access to the extensive gardens.

To the first floor, there are two bedrooms, both of which are double with the principal enjoying fitted wardrobes, ideal for utilising space. There is another cloakroom to the first floor, along with a family bathroom with a bath suite and separate shower unit.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



The rear south facing courtyard garden is a key feature of this property ideal for entertaining and alfresco dining. An outbuilding provides a workshop and further storage for gardening equipment, while to the fore, there are two parking spaces.

To the front of the property the gravel area from the house leads to an extensive lawn benefiting from mature shrubs surrounding the borders, a thriving apple tree and a greenhouse.

INFORMATION

Postcode: GL17 0BQ
Tenure: Freehold
Tax Band: A
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Ross on Wye proceed out towards Gloucester on the A40. On reaching the village of Lea take the right hand turn signposted Mitcheldean. On reaching the village go over the first roundabout into Carisbrook Road and immediately right after the telephone box, into Old Dean Road where the property will be found up the hill on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross on Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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