HILLS
PROPERTY CONSULTANTS

# The Crescent, Mitcheldean
## £325,000

3 bedroom detached house for sale | Freehold

# At first glance

- 3 Bedrooms
- Conservatory
- Convenient location
- Garage
- Gardens to front and rear
- No Onward Chain

# In detail

A spacious three bedroom link attached property offering driveway providing parking, front lawned garden, garage with front and rear access, and enclosed garden to rear. Offered with NO onward chain.

This property is perfect for those looking to put their own stamp on their new home. Offering comfortable and generous accommodation, internally it comprises; entrance hall, lounge, kitchen, dining room, conservatory, WC, three bedrooms and bathroom.

Externally, there is a lawned garden to front with driveway and garage, and an enclosed garden to rear.

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 services run to the Market Towns of Ross-on-Wye, Cinderford, Coleford 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.

Council Tax Band: C (Forest of Dean District Council )
Tenure: Freehold
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

**Entrance hall**
Carpeted flooring, access through to lounge.

**Lounge**
Carpeted flooring, radiator, understairs storage cupboard, window, access through to dining room, stairs leading up to first floor.

**Dining**
Carpeted flooring, radiator, doors to outside, access through to kitchen.

**Kitchen**
Fitted units at eye and base level with worktop space, gas hob, sink unit with drainer, integrated oven, space for freestanding fridge freezer, tiled flooring, tiled splash backs, window.

**Conservatory**
Tiled flooring, door to outside. Can be accessed via kitchen and garage.

**WC**
WC, wash hand basin.

**FIRST FLOOR:**

**Landing**
Carpeted flooring, radiator, access to all bedrooms and bathroom, loft access.

**Bedroom 1**
Carpeted flooring, radiator, window.

**Bedroom 2**
Carpeted flooring, radiator, window.

**Bedroom 3**
Carpeted flooring, radiator, window.

**Bathroom**
Bath, WC, wash hand basin, tiled splash backs, window, carpeted flooring.

**Outside**
To the front of the property, there is a driveway providing parking with garage behind which has double doors and a pedestrian door to front, with access through to the conservatory from the rear.
The front garden is mainly laid to lawn and has a variety of shrubs, trees and plants.
The rear garden is laid to both patio and lawn and offers a low-maintenance space outside to sit and relax.

**Services**
Mains water, electric, gas and drainage connected.
** The services and heating system, where applicable, have not been tested. **

**Viewings**
By prior appointment with Hills.

**Rates**
Council Tax Band: C

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

**Water Rates**
Severn Trent - to be advised.

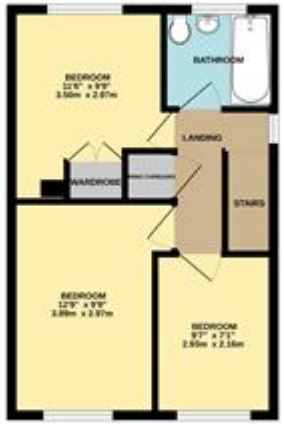
**Money Laundering Regulations**
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

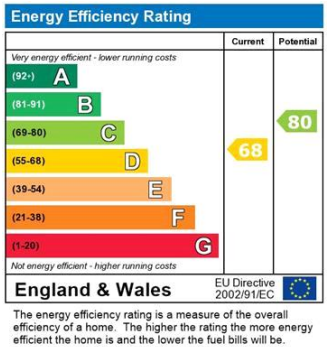
*Town and Country* — *Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx

TOP FLOOR
378 sq.ft. (35.1 sq.m.) approx






The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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