

1 bedroom flat for sale, Court Farm Lane, Mitcheldean GL17 (900 GBP)



Location **South West, Gloucestershire**
<https://www.freedasz.co.uk/x-160456-z>

*****ATTENTION INVESTORS*** OFFICE FORMALLY AN ACCOUNTANTS WITH TWO GARAGES and FLAT ABOVE**The village of Mitcheldean has a range of amenities to include shops, post office, library, health centre, small supermarket, hairdressers, various takeaways, caf, primary and secondary education, nursery, church, garage, public houses and a bus service to Gloucester and surrounding areas.The accommodation comprises OFFICE SPACE with CLOAKROOM, TWO GARAGE/WORKSHOPS.The flat accommodation comprises ENTRANCE HALL, INNER HALLWAY, UTILITY, BATHROOM to the first floor KITCHEN/DINING AREA, LIVING ROOM, BEDROOM and CLOAKROOM.All in all, an internal viewing is highly recommended by the selling agents to appreciate what is on offer, the accommodation comprises as follows:Flat Accessed via solid wooden door.Entrance Hall Door to: Inner Hallway Stairs to the first floor, night storage heater, window to front elevation. Door to: Utility Plumbing for automatic washing machine, tiled flooring, rolled edge work top, extractor fan. Bathroom Coloured suite comprising modern panelled bath with shower attachment over, tiled surround, low level w.c., pedestal wash hand basin, heated towel rail, wall light, extractor fan, frosted glass window to rear elevation. STAIRS LEAD TO THE FIRST FLOOR: Landing Window to side elevation. Kitchen/Dining Area Dining Area 14'1 x 5'5 - access to roof space, storage cupboard, windows to front and rear elevations. Archway to: Kitchen Area 10'6 x 4' - single bowl, single drainer stainless steel sink unit, range of wall and base units, rolled edge work top, tiled splash backs, exposed ceiling beam. FROM THE DINING AREA, STEPS UP AND DOORWAY LEADS TO: Living Room (14'5 x 14'1 (4.39m x 4.29m)) Exposed ceiling beams, night storage heater, telephone point, windows to both front and rear elevations. Door to: Bedroom (14' x 9'10 (4.27m x 3.00m)) Exposed ceiling beams, window to rear elevation. Cloakroom Low level w.c., wall mounted wash hand basin, water heater above, frosted glass window to front elevation. Outside To the side of the property, frosted glass door to: Office (Formally Used As An Accountants) (17'8 x 13'4 (5.38m x 4.06m)) Windows to side and front elevations. Door to: Rear Lobby Wall mounted wash hand basin, water heater above, window to rear elevation. Cloakroom Low level w.c.. Outside To the front, access to TWO GARAGE/WORKSHOPS. Garage 1 (14'2 x 12'3 (narrowing) 8'8 (4.32m x 3.73m (narrow)) Accessed via single up and over door, lighting. Garage 2 (12'3 x 10'1 (narrowing) 8'5 (3.73m x 3.07m (narrow)) Accessed via single up and over door, power and lighting, window to rear elevation. Agents Note The services currently run through the neighbouring property. These will need to be separated. Water Rates To be advised. Local Authority Council Tax Band: N/A Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG. Tel: Tenure Freehold Viewings Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday. Directions Head out of Mitcheldean in the direction of

Ross on Wye, turning right just after the town hall onto Court Farm Lane where the property can be found after a short distance on the left. Property Surveys Qualified Chartered Surveyors (with 25 years experience) available to carry out a Survey of the Property. Mortgage Valuations RICS Registered Valuers Report. All Structural Surveys. The presentation of the information shall remain the responsibility of the client. The accuracy of the information of these matters but no accuracy can be guaranteed. These particulars do not constitute a contract. The contract shall be the agreement made between the parties. The fixtures, fittings and appliances shown have not been tested and there is no guarantee of their condition. All drawings are for information only and are not to be used for any other purpose. All photographs are reproduced for general information and cannot be inferred that any items shown is included in the sale. If there anything of particular importance to you, you should seek professional verification. You may download, store and use the material for your own personal use and research. You may not publish, transmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this.

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