



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

ATTENTION INVESTORS OFFICE FORMALLY AN ACCOUNTANTS WITH TWO GARAGES AND FLAT ABOVEThe 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:FlatAccessed via solid wooden door.Entrance HallDoor to:Inner HallwayStairs to the first floor, night storage heater, window to front elevation. Door to:UtilityPlumbing for automatic washing machine, tiled flooring, rolled edge work top, extractor fan.BathroomColoured 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:LandingWindow to side elevation.Kitchen/Dining AreaDining 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.CloakroomLow level w.c., wall mounted wash hand basin, water heater above, frosted glass window to front elevation.OutsideTo 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 LobbyWall mounted wash hand basin, water heater above, window to rear elevation.CloakroomLow level w.c..OutsideTo the front, access to TWO GARAGE/WORKSHOPS.Garage 1 (14'2 x 12'3 (narrowing) 8'8 (4.32m x 3.73m (narro)Accessed via single up and over door, lighting.Garage 2 (12'3 x 10'1 (narrowing) 8'5 (3.73m x 3.07m (narro)Accessed via single up and over door, power and lighting, window to rear elevation.Agents NoteThe services currently run through the neighbouring property. These will need to be separated.Water RatesTo be advised.Local AuthorityCouncil Tax Band: N/AForest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG. Tel:TenureFreeholdViewingsStrictly 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.DirectionsHead out of Mitcheldean in the direction of

Ross on Wyve, 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 over 20 years experience) are available to undertake surveys for homebuyers, Mortgage Lenders, RICS House Price Reports, Structural
 Surveys, etc. Representation of claims will reasonably be expected with the reproduction of these photographs but we make no accuracy or time guarantee.
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Down, 1000 sq ft, 1000 sq ft,
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