



## The Merrin

Mitcheldean, GL17 0BU

£165,000



Dean Estate Agents are pleased to offer for sale this spacious 2nd floor apartment having an open plan lounge/diner/kitchen, master bedroom with en-suite, 2nd double bedroom, family bathroom, double glazing, gas heating and two allocated parking spaces. IDEAL FIRST TIME BUY OR INVESTMENT!



#### Communal Entrance:

This access 3 flats Stairs to first floor.

#### Entrance Hall:

Stairs to second floor landing, built in airing cupboard with radiator, two separate accesses to loft, one of which is part boarded.

#### Open plan lounge/diner/kitchen:

Kitchen area: fitted with a range of matching wall and base storage units, one and a half bowl sink unit, gas hob, electric grill and oven, extractor hood, plumbing for dishwasher, recess for fridge, plumbing for washing machine, space for tall freezer, tiled splash backs, 2 double glazed windows to front aspect.

Lounge/Diner: two radiators, 2 double glazed windows to front aspect.

#### Bedroom 1:

Two double glazed windows to rear aspect, radiator.

#### En-suite:

Shower cubicle, wash hand basin, low level WC, double glazed window to rear aspect, radiator.

#### Bedroom 2:

Double glazed window to rear aspect, radiator.

#### Bathroom:

Bath with shower over, wash hands basin, low level WC, part tiled walls, radiator, double glazed window to front aspect.

#### Outside:

There are two allocation parking spaces at the rear of the property and a small communal patio to the front.

#### Consumer notes:

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Tenanted Property – we are not always able

to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal

representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

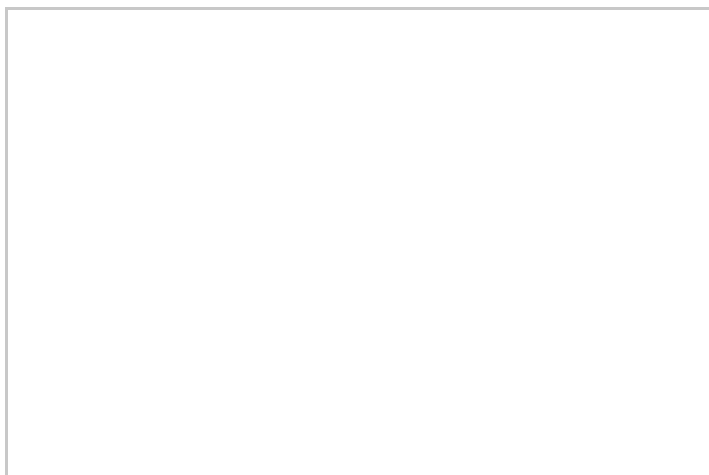
Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Approximate total area<sup>(1)</sup>**  
843.25 ft<sup>2</sup>  
78.34 m<sup>2</sup>

(1) Excluding balconies and terraces

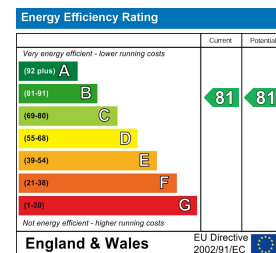
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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