



LEASEHOLD

£195,000



**35 CLANNA COUNTRY PARK , ALVINGTON, LYDNEY,
GL15 6AN**

- RECEPTION
- DINING ROOM
- TWO / THREE BEDROOMS
- BATHROOM
- LIVING ROOM
- KITCHEN
- ENSUITE
- GARDEN

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35 CLANNA COUNTRY PARK , ALVINGTON, LYDNEY, GL15 6AN

A TWO / THREE BEDROOM PARK HOME ON THE EXTREMELY POPULAR CLANNA PARK SITE WITH EXCELLENT VIEWS OVER THE COUNTRYSIDE AND WOODLAND. ALVINGTON IS A VERY POPULAR VILLAGE WITH ITS OWN VILLAGE HALL, CHURCH, VILLAGE HALL, PUBLIC HOUSES/RESTAURANTS. LOVELY WOODLAND WALKS, ALVINGTON ALSO HAS MANY COUNTRY LANES WHERE YOU CAN TAKE IN THE VIEWS OF THE BEAUTIFUL SURROUNDING COUNTRYSIDE & IS WITHIN EASY ACCESS TO CHEPSTOW, GLOUCESTER, CHELTENHAM M5 & M4.

RECEPTION : 9' 6" x 6' 2" (2.89m x 1.88m)

Radiator, storage cupboard and door to side.

LIVING ROOM: 19' 6" x 11' 6" (5.94m x 3.50m)

Feature period style fireplace with electric fire inset, radiators, windows to front with views over countryside and forest, window to side and sliding patio door to side.

DINING ROOM: 9' 8" x 8' 8" (2.94m x 2.64m),

Open to Lounge, laminate floor, radiator, window to side.

KITCHEN: 12' 4" x 9' 6" (3.76m x 2.89m),

Extensive range of base and eye level storage units with worktop space incorporating single bowl 1 and a half colour coordinated sink unit, fitted electric oven, four ring gas hob and extractor hood, space for fridge freezer, automatic washing machine and dishwasher, window and door to side.

BEDROOM ONE: 11' 0" x 9' 6" (3.35m x 2.89m),

Two fitted double wardrobes, over bed storage units and two bed side cabinets. Two three draw chester draws and three draw small unit, vanity worktop, radiator, window to side.

ENSUITE: Mira shower cubicle, close coupled WC, vanity wash hand basin, strip light/shaver point, extractor fan and radiator.



BEDROOM TWO: 10' 0" x 9' 6" (3.05m x 2.89m),

Double and single fitted wardrobes, over bed storage facility, two bedside cabinets, six small drawer storage drawers, vanity worktop, radiator and picture window to side.

BEDROOM THREE / STUDY: 9' 6" x 5' 6" (2.89m x 1.68m),

At present fitted with tall storage cupboard, bookshelf and drawed storage units, radiator, window to side.

BATHROOM : 8' 9" x 6' 7" (2.66m x 2.01m),

Jacuzzi bath, vanity wash hand basin, close coupled WC, extractor fan, radiator, window to side.

OUTSIDE: This is a 48' x 20' Park home with car parking for two motor vehicles on brick pavers, open plan lawn and shrubs to the front with pedestrian gates to either side of the property. Paved pathways around the property with areas for seating with artificial grass. There is a good variety of attractive shrubs and trees and a good sized workshop/storage unit.

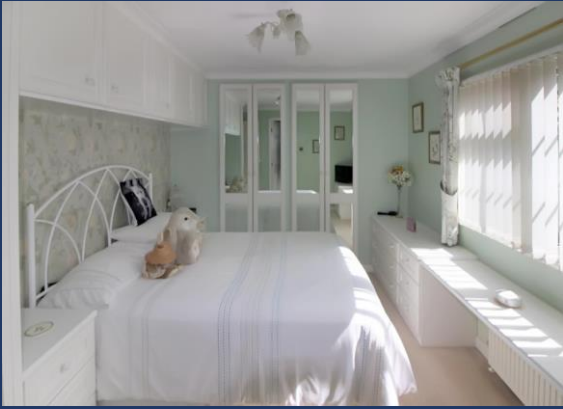


Agents Note: There is a monthly fee of approximately £240 to include water and sewage. On selling the property there is a 10% fee payable to the site owners. : ,



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
ABOUT
Property
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