



LEASEHOLD

£150,000



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

- LIVING ROOM
- KITCHEN
- ENSUITE
- GARDEN

- DINING ROOM
- TWO BEDROOMS
- BATHROOM
- SUMMER HOUSE

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

A TWO BEDROOM DETACHED PARK HOME IN A POPULAR COUNTRY SETTING THE VILLAGE OF ALVINGTON BENEFITS FROM A GARAGE & LOCAL SHOP AND PUBLIC HOUSE. LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES AND SUPERMARKETS, AS-WELL AS A SPORTS CENTRE, GOLF COURSE, HOSPITAL, DOCTORS SURGERIES, TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. A WIDER RANGE OF FACILITIES ARE 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.

ENTRANCE HALL :

Tall shelved storage cupboard, radiator, door side.

LIVING ROOM: 19' 4" x 11' 6" (5.89m x 3.50m)

Feature fireplace with wooden surround and marble style hearth, two radiators, French Doors to side, windows to front and side. Open plan archway to.....

DINING ROOM: 10' 9" x 9' 8" (3.27m x 2.94m),

Radiator, window to side.

KITCHEN: 14' 0" x 9' 6" (4.26m x 2.89m),

Extensive range of base and eye level units, worktop space incorporating single drainer one and a half bowl sink unit with mixer taps over, fitted electric oven, four ring hob and extractor hood, tiled splashbacks, window and door to side.

BEDROOM ONE: 11' 4" x 9' 4" (3.45m x 2.84m),

Two fitted double wardrobes, radiator, matching fitted bedside cabinets and two three draw chests, one three drawer small drawer and two bedside drawers and overbed storage facility, window to rear.

ENSUITE: Shower cubicle, pedestal wash hand basin, close coupled WC, strip light and shaver point, radiator, window to side.



BEDROOM TWO: 9' 6" x 9' 3" (2.89m x 2.82m),

9'6 plus wardrobes x 9'3 Fitted triple wardrobe with overbed storage facilities and bedside cabinets, radiator, window to side.

BATHROOM: Three piece suite comprising of corner bath with mixer taps and hair washing attachment, vanity wash hand basin, close coupled WC, radiator, extractor fan, window to side.

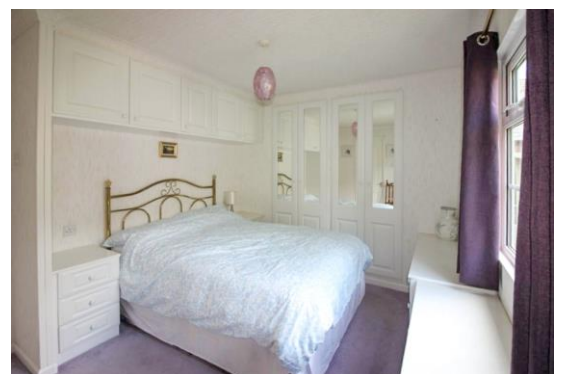
OUTSIDE: Access to all sides with pavia's and flowers and shrubs, cold water tap, summer house requiring some attention and two metal storage sheds. Areas to sit outside and parking area **27' x 10'6** with a further area behind, fencing that could be used for parking or a patio.

SERVICES: mains water and electricity. LPG Gas. Septic tank drainage. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.



TENURE: Leasehold. £253.00 pcm ground rent.
Agents note: the property can only be occupied for 10 months of the year and is for ages over 50 and retired or semi-retired.

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.



Directions: From Lydney take the A48 to Chepstow passing through Aylburton and then entering Alvington passing the Petrol station on your right and taking the next turning right at the Globe Inn, continue out of the village and take the first road turning right and within a quarter of a mile you will see Clanna Country Park on your left hand side and take your first turning right then bare right and follow up and the property can be found on the left hand side with our For Sale Board.

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
SINCE 1982