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29 Clanna Country Park, Alvington, GL15 6AN

Guide Price £189,000



LEASEHOLD

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A BEAUTIFULLY APPOINTED TWO BEDROOM (MASTER EN-SUITE) PARK HOME ON THIS ATTRACTIVE WELL MAINTAINED SITE, SITUATED IN OPEN COUNTRYSIDE

Property Description

The village of Alvington benefits from a Garage 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: engineered oak floor, ceiling spotlights, radiator, opening through to Kitchen/Dining room.

KITCHEN/DINING ROOM: 19' 4" x 16' 0" (5.89m x 4.87m), Kitchen area with ceramic tiled floor, fitted with a range of base and eye level units to include drawer units and glass display wall unit, under cupboard lighting, centre island with storage, 1½ bowl sink unit, integrated fridge/freezer, washing machine and dishwasher, built-in double eye level electric oven, four burner gas hob with extractor over, window to side, door to outside. Dining area with engineered oak flooring, large picture window to side, ceiling spot lights, double doors to

LOUNGE: 11' 9" x 19' 4" (3.58m x 5.89m), bay window to side, plus two further bay windows to the front, patio doors to the side and patio area, feature electric fire with surround, ceiling spotlights, power points, radiators, tv point.

BEDROOM ONE: 9' 11" x 9' 5" (3.02m x 2.87m), fitted wardrobe and bedside cabinets, storage cupboards over the bed, bay window to side, power points, radiator, opening through to the dressing area with fitted dressing table and wardrobes, power points, door to

EN-SUITE: 6' 5" x 5' 7" (1.95m x 1.70m), ceramic tiled floor, corner shower cubicle, WC, pedestal wash hand basin, radiator, window to side, ceiling spot lights.

BEDROOM TWO: 10' 9" x 9' 7" (3.27m x 2.92m), bay window to side, fitted dressing table, bedside cabinets and wardrobes, radiator, power points.

BATHROOM: 10' 1" x 7' 2" (3.07m x 2.18m), ceramic tiled floor, fully tiled walls, inset Jacuzzi bath with tiled step up and LED lighting, chrome ladder radiator, WC, wash hand basin in vanity unit, wall units, extractor fan, window to side, ceiling spotlights.

OUTSIDE: off road parking to the front with pathway to the main door and rear of the property, large patio area, outside water tap, summerhouse and greenhouse, gravelled area to the rear.

AGENTS NOTE: Occupants must be over 50. There is also a ten-month residence license.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'A'.

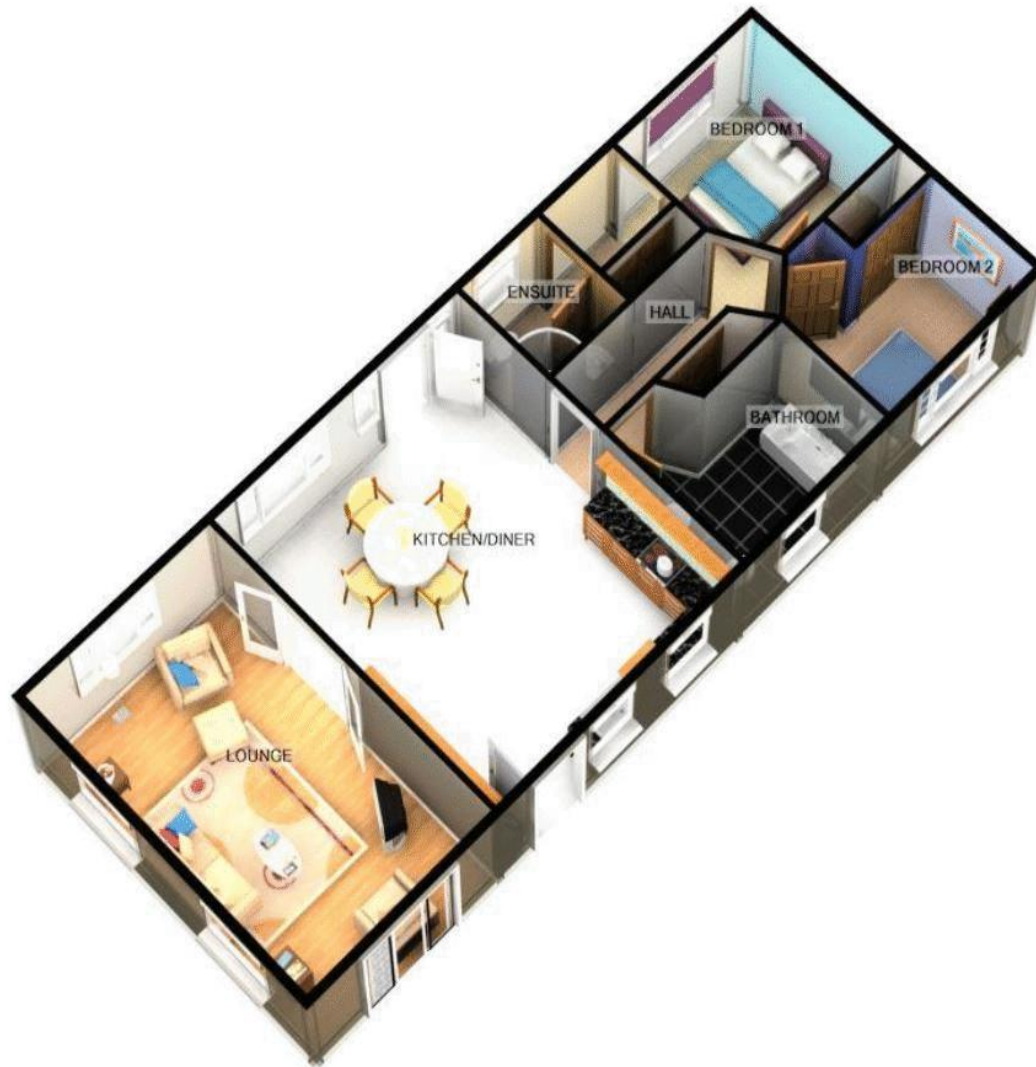
TENURE: LEASEHOLD.



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IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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