



## 17 Woodland Road

Parkend, Lydney, GL15 4JU

£225,000





Dean Estate Agents offer for sale this most deceptive three double bedroom family home with the most super woodland views, kitchen, lounge with separate dining room, bathroom with separate shower cubicle, propane gas central heating, modern UPVC double glazed windows and doors, no chain and must be viewed to appreciate the overall size.



### Entrance;

Approached via a UPVC double glazed door to the Entrance Hall.

### Entrance Hall;

10'1" x 5'10" (3.08m x 1.80m)

Stairs to 1st floor, under stairs storage space, smoke alarm. Door to lounge and dining room.

### Dining Room;

10'0" x 11'1" (3.07m x 3.38m)

Rear aspect with UPVC double glazed and fantastic woodland views, radiator, laminate flooring, carbon monoxide, open tiled fireplace.

### Lounge;

12'5" x 11'0" (3.79m x 3.37m)

UPVC double glazed window to the rear aspect enjoying woodland views, laminate flooring, wood burner, tv aerial lead and radiator.

### Kitchen;

12'4" x 5'11" (3.78m x 1.81m)

Front aspect, with UPVC double glazed window, base units, sink unit, wall units, tiled floor, Worcester gas boiler served via propane gas tanks, electric cooker point, BT point.

### Utility Room;

10'0" x 11'0" (3.07m x 3.36m)

Rear aspect with UPVC double glazed window and door, tiled floor, plumbing for washing machine, radiator and door to front aspect.

### Cloakroom;

2'9" x 6'1" (0.85m x 1.86m)

With WC and tiled floor.

### Landing;

14'10" x 6'0" (4.53m x 1.84m)

Access to loft space, radiator and twin UPVC double glazed windows to the front aspect, airing cupboard with radiator and further storage cupboard.

### Bedroom One;

12'3" x 11'0" (3.75m x 3.36m)

UPVC double glazed window to the rear aspect with woodland views, radiator and built in wardrobe.

### Bedroom Two;

10'0" x 11'0" (3.06m x 3.37m)

UPVC double glazed window and radiator.

### Bedroom Three;

10'1" x 10'11" (3.08m x 3.34m)

Rear aspect UPVC double glazed window and radiator.

### Bathroom;

6'10" x 6'0" (2.09m x 1.84m)

With double size walk in shower cubicle, tiled walls, bath, wash hand basin, WC, tiled walls, UPVC double glazed window, radiator.

### Outside;

The front gardens are lawned with pathway to the front entrance, outside tap and fenced

boundaries. The rear gardens are laid mainly to



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

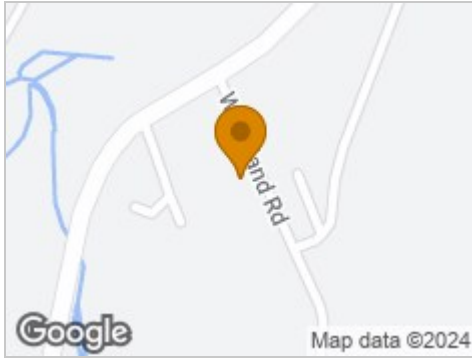
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



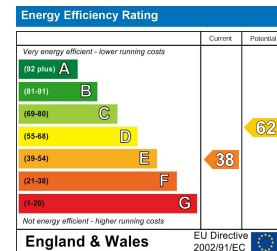
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.