



3 Woodland Rise

Parkend, GL15 4JX

£245,000



****No Onward Chain**** Newly refurbished throughout (July 2024) Dean Estate Agents have relaunched to the market this Three Bedroom Semi-Detached House situated in the lovely village of Parkend. The property offers: Three Bedrooms, Large Kitchen/Diner, Lounge, Shower Room, Separate W.C, Sunroom/ Utility Area, Front, Side and Rear Gardens and Off-Road Parking.

The picturesque village of Parkend has many amenities to include two public houses, a village store and café, a holiday site with a range of facilities, many forest walks, playing fields and the local tourist attraction Dean Forest Railway stops in the village.



Approached via front door into:

Entrance Porch:

5'0" x 3'8" (1.54m x 1.12m)

Entrance Hallway:

6'4" x 2'11" (1.94m x 0.91m)

Leading to: Kitchen/Dining Room, Lounge and stairs to First Floor Landing.

Kitchen/Dining Room:

12'10" x 12'11" (3.93m x 3.96m)

A range of wall units, base units and drawers, sink with drainer, free standing oven with extractor hood over, radiator, power points, lighting. Door leading to: Utility Area.

Living Room:

9'10" x 16'4" (3.02m x 4.99m)

New carpet flooring, fireplace with surround, window to front & rear aspect, radiator, power points, lighting.

Utility Room:

9'10" x 7'1" (3.02m x 2.16m)

a range of units, power points. Door leading to: Rear Garden

First Floor Landing:

10'10" x 2'7" (3.32m x 0.80m)

New carpet flooring, airing cupboard.

Bedroom One:

13'1" x 9'4" (4.00m x 2.87m)

New carpet flooring, built in wardrobe and drawer units, window to front aspect, radiator, power points & lighting.

Bedroom Two:

10'0" x 10'7" (3.07m x 3.25m)

New carpet flooring, window to front aspect, radiator, power points & lighting.

Bedroom Three:

10'2" x 6'9" (3.10m x 2.08m)

New carpet flooring, window to rear aspect, radiator, power points & lighting

Bathroom:

4'11" x 5'6" (1.50m x 1.68m)

Vanity wash hand basin, shower cubicle, radiator, window to rear aspect.

Cloakroom:

4'11" x 2'8" (1.52m x 0.82m)

W.C, radiator, frosted window to rear.

Outside:

A range of patio and lawn areas to front, side and rear garden, fishpond, two sheds, enclosed off road parking.



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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

Floor 0

Floor 1

Approximate total area¹⁾
876.66 ft²
81.44 m²

(1) Excluding balconies and terraces

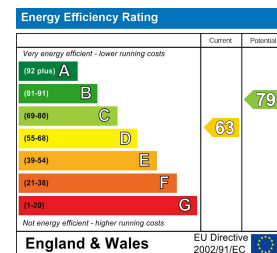
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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



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