



## 17 Woodland Road

Parkend, GL15 4JU

£225,000



Dean Estate Agents are pleased to offer for sale with "No Onward Chain" this most deceptive three double bedroom family home with the most super woodland views, kitchen, lounge, dining room, bathroom with bath & separate shower cubicle, large rear garden, propane gas central heating, modern UPVC double glazed windows and doors, must be viewed to appreciate the overall size of property!

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.



#### 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 lawn with fenced boundaries, outside coal shed for storage, patio and super views across the surrounding woodland area.



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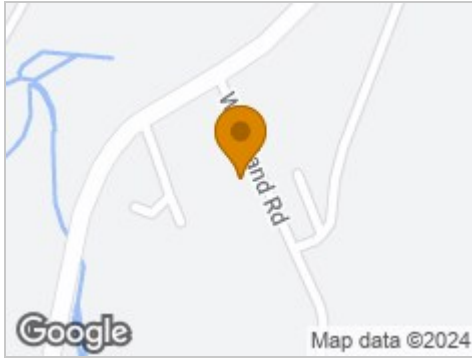
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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval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

## Road Map



## Hybrid Map



## Terrain Map



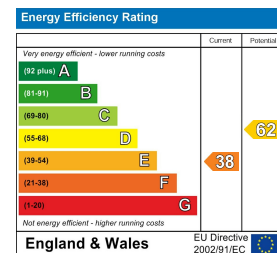
## Floor Plan



## 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



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