



## 23 Clanna Country Park, Clanna

Alvington GL15 6AN

£175,000



Dean Estate Agents are pleased to present a 'Two Double Bedroom 'Over 55's' Park Home' situated on the popular Clanna Country Park site. The accommodation comprises an entrance hall, lounge with pebble-effect electric fire, kitchen to include an electric double oven and dishwasher, dining area with French doors to the garden and utility with plumbing for washing machine, space for fridge/freezer and access to the garden. Two bedrooms with built-in furniture and en-suite shower room to master, further bathroom with three piece suite to include a corner bath. To the front is off road parking, the beautifully presented and level landscaped gardens include a lawned garden, patio seating areas, flower borders and garden shed.

Clanna Country Park, is a residential retirement park based in the Forest of Dean, Gloucestershire. The Park is surrounded by greenery and set around magnificent servants' quarters and a walled garden of what was once Clanna house. This spacious and beautiful park sits on the edge of Wye Valley and is the ideal location for those who enjoy long walks or cycling in an area offering breathtaking views of the surrounding scenery.

A short walk away from the park you will find Clanna ponds an idyllic setting that is seen as a haven of peace and tranquillity. The town of Lydney is just 3 miles away from the site and has excellent opportunities when it comes to shopping, here you will also find, doctors, dentists, and a hospital. A little further afield you will find Coleford and Chepstow, which both have top facilities when it comes to shopping and dining.

On-site the homes are spacious, modern, and delivered to the highest specification with all the fixtures and fittings you would expect from a modern home. The park is the ideal setting for relaxation, allowing residents to kick back and make the most of their retirement, in a peaceful and tranquil setting with a tight-knit friendly community feel, making Clanna Park the ideal space to call home.



Approached via either side of the dwelling with UPVC double glazed door into the Entrance Hall or opposing side aspect entrance into the Utility Room.

#### Entrance Hall;

5'5" x 6'4" (1.67 x 1.94)

With radiator, access to loft space, coved ceiling, recess ceiling lights, cupboard housing the Vailant gas boiler.

#### Lounge;

19'1" x 11'2" (5.83 x 3.42)

With both side and front aspect UPVC double glazed windows, coved ceiling, recess ceiling lights, electric fire with wooden surround, ample power points and TV aerial Lead.

#### Dining Area;

Adjoining the kitchen with UPVC double glazed doors to the front, side aspect UPVC double glazed window, laminate flooring, radiator, coved ceiling and recess ceiling lights.

#### Kitchen;

19'0" x 7'9" (5.81 x 2.38)

A modern, contemporary kitchen comprising of base units, wall cupboards, marble effect work surfaces, electric hob, extractor fan with light, integrated electric double oven, pelmet lighting, china display cabinets, composite sink unit with mixer tap, UPVC double window to the side, integrated dishwasher, coved ceiling.

#### Utility Room;

5'5" x 9'4" (1.67 x 2.87)

With door to outside, plumbing for washing machine, work surfaces, larder cupboard for storage of fridge freezer, wall

cupboards, radiator, coved ceiling and recess ceiling lights. Alarm control panel.

#### Bedroom One;

11'5" x 14'0" (3.49 x 4.29)

A large double bedroom with built in wardrobes, over bed cupboards, dressing table with drawers and large mirror above, bedside cabinets, radiator, UPVC double glazed window, coved ceiling, TV aerial point.

#### En-Suite Shower Room;

10'11" x 5'1" (3.33 x 1.57)

Another spacious shower room comprising of WC, vanity wash hand basin, shower cubicle, tiled walls, UPVC double glazed window, extractor fan, shaver point.

#### Bedroom Two;

8'11" x 9'4" (2.74 x 2.86)

Side aspect UPVC double glazed window, built in bedroom furniture, coved ceiling, recess ceiling lights.

#### Bathroom;

8'5" x 6'2" (2.58 x 1.90)

A spacious bathroom with WC, vanity wash hand basin unit, large wall mirror with lights above, tiled walls, oval shaped bath with mixer tap shower, radiator, UPVC double glazed bay window.

#### Agent's Note

We are advised this property has a 10-month holiday licence, the ground rent is currently £267.50 per month which includes water and sewage, there is an annual ground rent review during February. Site terms and conditions are supplied upon an offer being accepted.



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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.

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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.

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



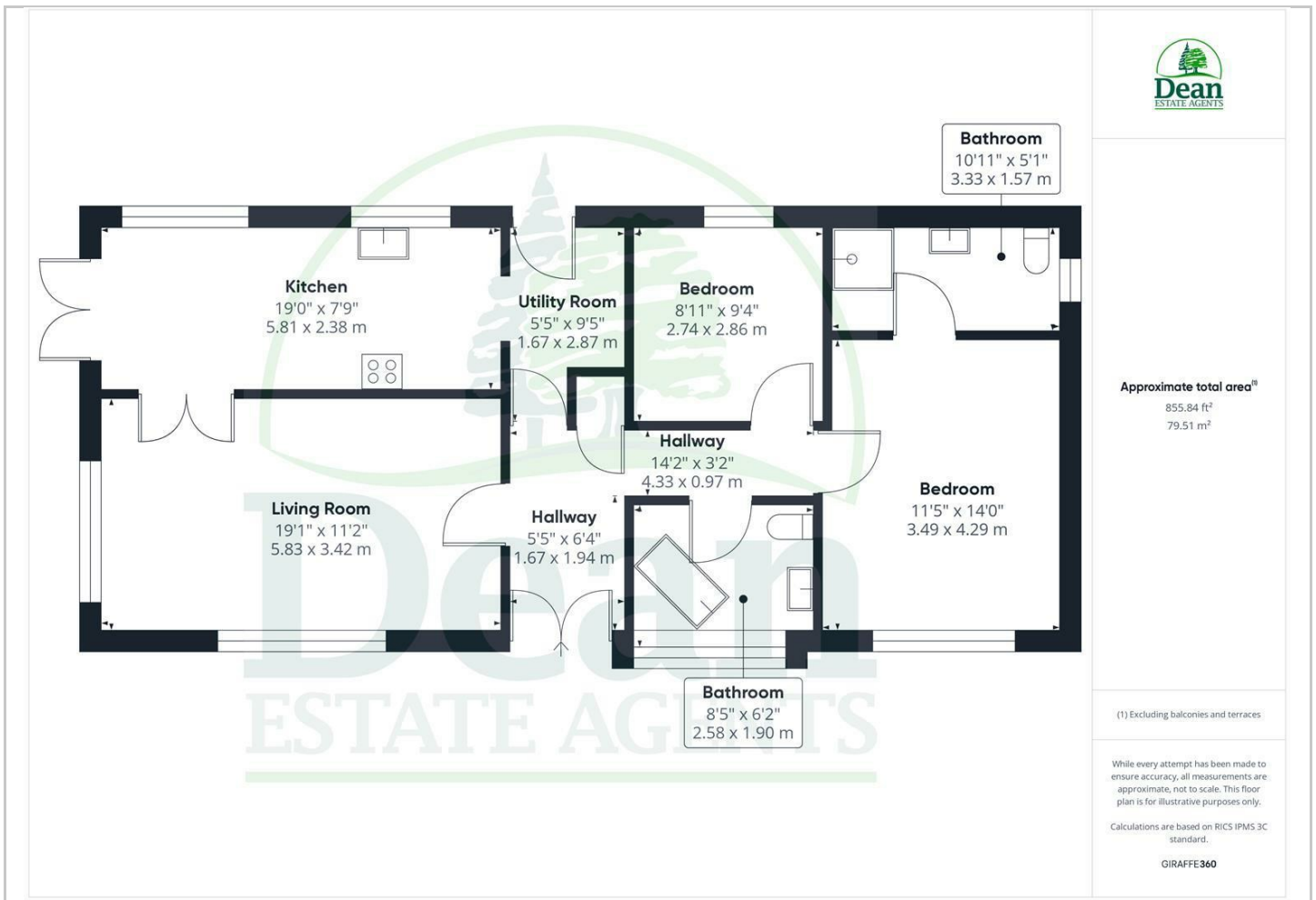
## Hybrid Map



## 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.

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