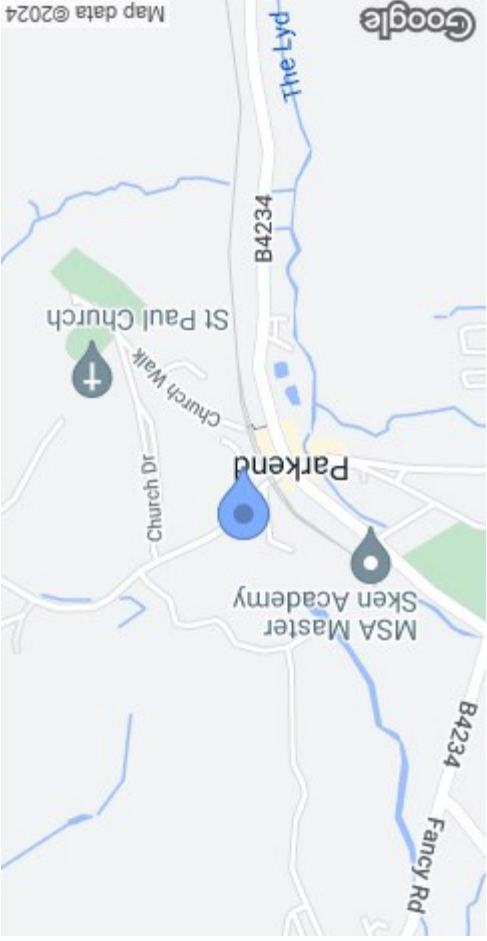




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100)	A (92-100)
B (81-92)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



GROUND FLOOR



Flat 6, Deakins House Fairmoor Close
 Parkend, Lydney GL15 4HA



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£165,000

AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM FLAT BENEFITTING FROM EN-SUITE TO MASTER BEDROOM, RECENTLY REFITTED, SPACIOUS LAYOUT, BEAUTIFUL OUTLOOK IN A SOUGHT AFTER VILLAGE LOCATION, ALLOCATED PARKING, NO ONWARD CHAIN, IDEAL FOR FIRST TIME BUYERS OR INVESTORS.

The highly popular village of Parkend is in the heart of the Forest of Dean. The village amenities include two public houses, a Post Office and Hairdresser. The Village is also home to the Dean Forest railway, Nagshead nature reserve and Whitemead Forest Park. The larger towns of Lydney and Coleford are approximately 3 miles away and offer a wide range of facilities including Shops, Banks, Building Societies, Supermarkets, Sports Centre, Train and Bus services and various Schools.



Property is accessed via a wooden door into:

ENTRANCE HALL

Night storage heater, power points, tiled flooring, intercom to front door, door into large storage cupboard with shelving, door into airing cupboard housing hot water tank and shelving above, access to boarded and insulated loft storage space via drop down ladder, a doorway leads into:

LOUNGE/DINER

17'1 x 11'5 (5.21m x 3.48m)

Night storage heater, power points, television point, telephone point, tiled flooring, two front aspect double glazed UPVC windows with beautiful views over Parkend, the open plan layout leads into:

KITCHEN

7'1 x 11'1 (2.16m x 3.38m)

The kitchen comprises base, wall and draw mounted units, granite worktops, stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge freezer, space for dishwasher, integrated oven with four ring electric hob above, stainless steel cooker hood, power points, appliance points, part tiled walls, tiled flooring, inset ceiling spotlights, side aspect double glazed UPVC window.

BEDROOM 1

12'1 x 9'8 (3.68m x 2.95m)

Night storage heater, power points, television point, telephone point, double doors into built in wardrobes with hanging space and shelving above, rear aspect double glazed UPVC window, a door leads into:

EN SUITE

7'1 x 5'3 (2.16m x 1.60m)

White suite comprising of a corner shower unit enclosed by tiles, low level W.C, pedestal wash hand basin, part tiled walls, tiled flooring, rear aspect double glazed UPVC frosted window.

BEDROOM 2

9'8 x 8'8 (2.95m x 2.64m)

Power points, night storage heater, door into built in wardrobe with hanging space and shelving above, rear aspect double glazed UPVC window.

BATHROOM

8'7 x 5'6 (2.62m x 1.68m)

White suite comprising of a panelled bath, low level W.C, pedestal wash hand basin, part tiled walls.

OUTSIDE

The property is allocated one parking space with in the communal parking to the front of the property.

AGENTS NOTES

- There are 979 years remaining on the lease. Ground rent and service charge is £350 inclusive, payable in April and includes buildings insurance and maintenance of the communal gardens.

- Please note that some of the internal images of the property are virtually staged.

SERVICES

Mains water, electricity, drainage and night storage heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right on to Old Station Way, turn left on to Lords Hill continue along this road leaving the Town until you reach the village of Parkend, proceed past Whitemead Forest Park taking the next turning right. At the junction continue straight over and take the next turning right into Fairmoor Close where the property can be found on the left hand side via our For Sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

