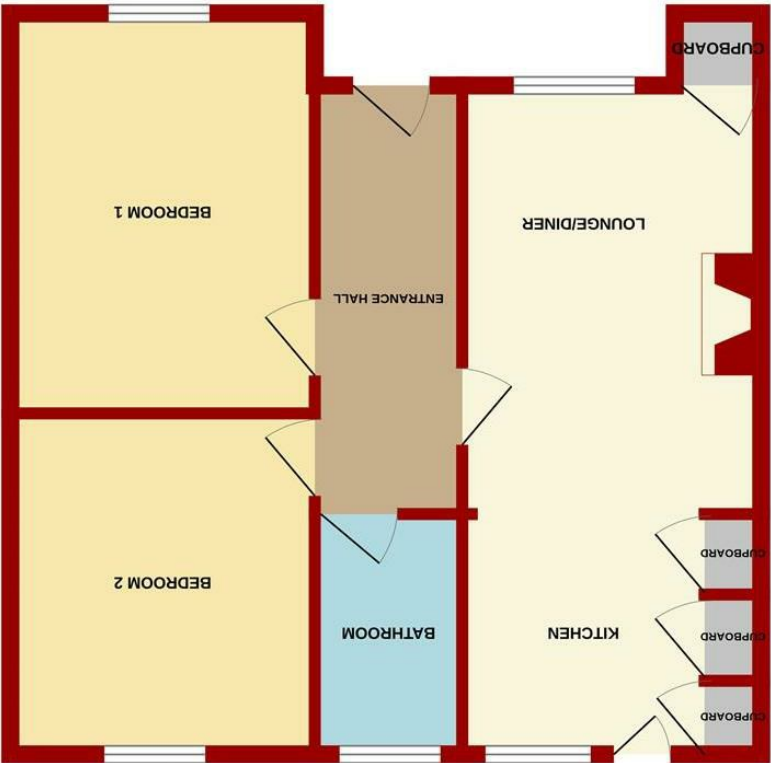


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
England & Wales			
EU Directive 2002/91/EC			
New energy efficient - Super energy rating			
A	103-120	A	103-120
B	81-102	B	81-102
C	61-80	C	61-80
D	41-60	D	41-60
E	21-40	E	21-40
F	1-20	F	1-20
G	1-20	G	1-20
New energy efficient - Super energy rating			
A	103-120	A	103-120
B	81-102	B	81-102
C	61-80	C	61-80
D	41-60	D	41-60
E	21-40	E	21-40
F	1-20	F	1-20
G	1-20	G	1-20



GROUND FLOOR



17 Garlands Road
Alvington, Lydney GL15 6BB

Guide Price £235,000

A well presented two-bedroom semi-detached bungalow in the highly sought-after area of Alvington. This fantastic bungalow features a modern design with a high specification interior, including a open plan and spacious lounge that seamlessly combines with a lovely kitchen and dining area—perfect for entertaining. The bungalow boasts two generous double bedrooms and a well-sized garden, complete with versatile workshop space. Offered for sale with no onward chain.

Alvington is a village and civil parish which lies at the edge of the Forest of Dean in Gloucestershire, England, situated on the A48 road, six miles north-east of Chepstow in Wales. It has easy access to several radiating motorways and the Severn Bridge. The village includes a church, two pubs, a tea room and a petrol station.



Property is accessed via partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Loft access space, power points, radiator, door giving access into:

BEDROOM ONE

9'10 x 12'09 (3.00m x 3.89m)

Front aspect double glazed upvc window, radiator, power points.

BEDROOM TWO

9'00 x 11'01 (2.74m x 3.38m)

Rear aspect double glazed upvc window, radiator, power points.

BATHROOM

4'10 x 7'11 (1.47m x 2.41m)

Rear aspect double glazed upvc frosted window, close coupled w.c, bath with taps over and shower attachment above, vanity wash hand basin unit with taps over, extractor fan, heated towel rail, radiator.

LOUNGE

14'00 x 12'07 (4.27m x 3.84m)

Front aspect double glazed upvc window, radiator, power points, large wood burning stove with feature surround, cupboard space.

Opening into:

KITCHEN

9'08 x 7'11 (2.95m x 2.41m)

Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, space for under counter fridge, space for oven, three large built in cupboard/pantry spaces. Double glazed upvc stable door leading out to the rear garden.

WORKSHOP

5'00 x 8'11 (1.52m x 2.72m)

Rear aspect single glazed wooden window, space and plumbing for washing machine and tumble drier, space for under counter freezer, power points, Ariston condensing boiler.

REAR GARDEN

Gravel area which leads to a large patio area which is perfect for a garden table or outside dining area, small laid to lawn area to the rear, all surrounded by fencing & large side access.

SERVICES

Mains water, drainage, gas & electric.

MOBILE

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

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 Lydney as if going towards Chepstow, take the first right hand turn on entering the village of Alvington just after the petrol garage, follow this road along for around 100m where you will see a sign for Garlands Road on your left hand side, follow the road round where the property can be found on your right 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)