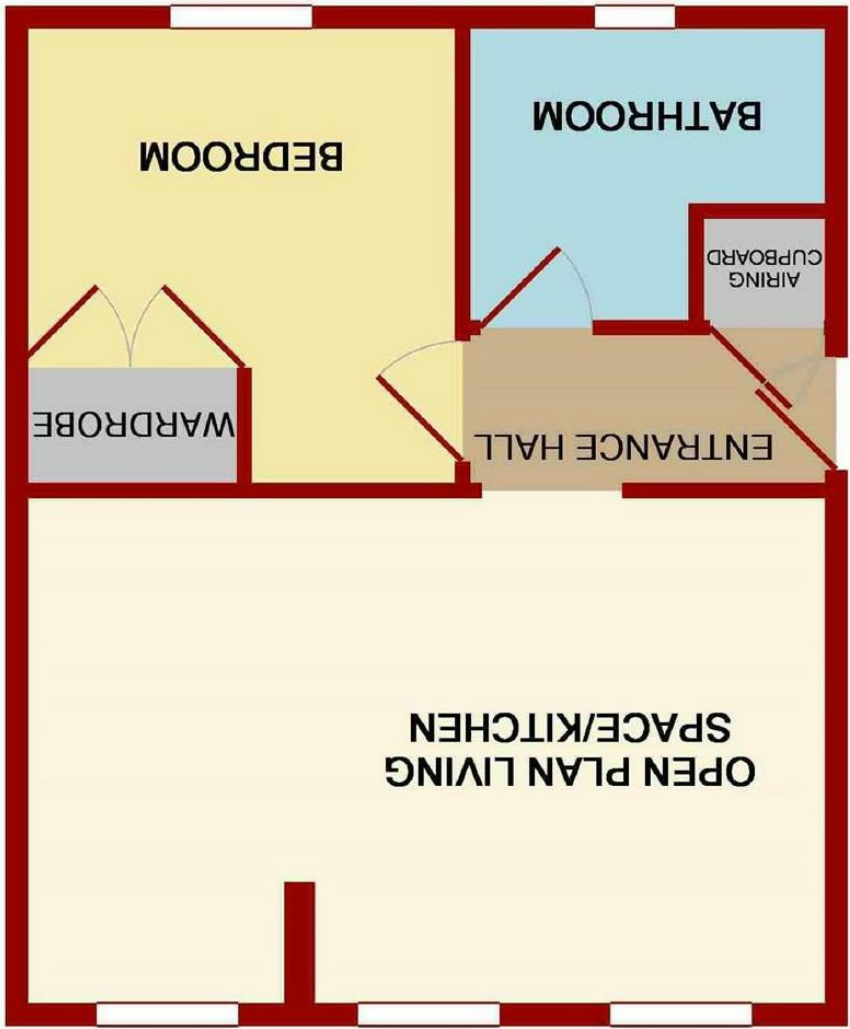
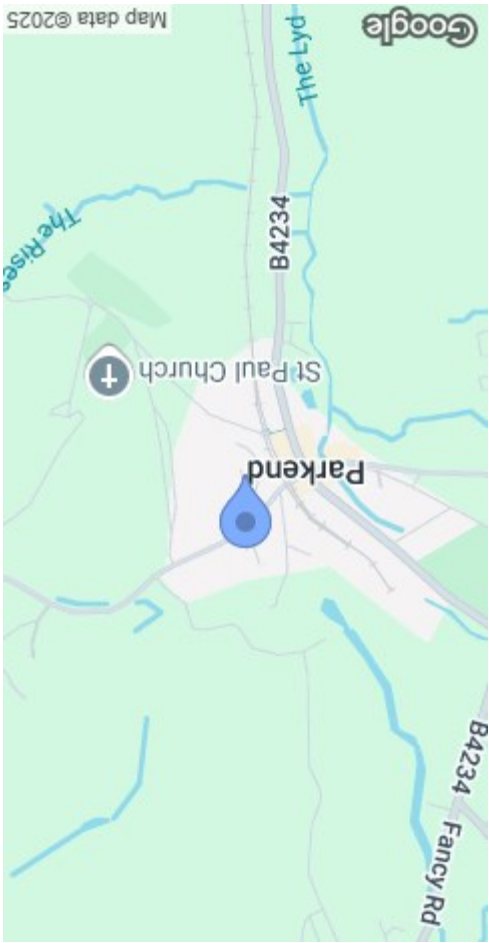
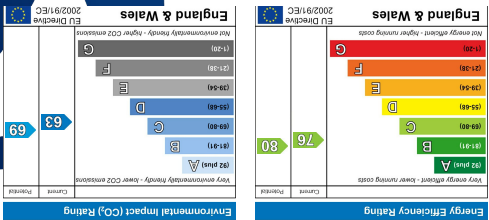


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



4 Deakins House Fairmoor Close
Parkend, Lydney GL15 4HA

Offers Over £110,000

IDEAL INVESTMENT OPPORTUNITY
SUPERBLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT situated in a RURAL VILLAGE LOCATION of PARKEND, CLOSE TO LOCAL AMENITIES with views towards COUNTRYSIDE and WOODLAND.

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.



ENTRANCE HALL

Accessed via a metal weathersheild door with obscure glazed panel's inset, power points, door into the airing cupboard housing the hot water boiler and slatted shelving space, smoke alarm. Door into:

LOUNGE/ OPEN PLAN LIVING AREA

11'03" x 11'02" (3.43 x 3.40)

Power point, telephone point, TV point, wall mounted electric heater, front aspect upvc Georgian Bar double glazed windows overlooking the communal garden and enjoying views over forest and woodland in the distance. Opening into:

KITCHEN

11'02" x 6'00" (3.40 x 1.83)

One and a half bowl single drainer stainless steel sink unit with mono block mixer tap over, rolled edge work tops, a range of base and wall mounted units, built in four ring stainless steel electric hob with electric oven beneath, filter hood above, plumbing for automatic washing machine, space for fridge freezer, tiled surrounds, power points, laminate flooring, inset ceiling spotlights, front aspect upvc Georgian Bar double glazed window overlooking the communal garden area.

BEDROOM

12'02" x 9'06" (3.71 x 2.90)

Doors into built in wardrobes offering hanging and shelving options, power points, telephone point, electric storage heater, ceiling light, Upvc double glazed window to the rear garden overlooking the woodland and communal car park.

BATHROOM

White suite comprising pedestal wash hand basin, close coupled W.C, modern side panelled bath with shower fitted over, shower screen, tiled surrounds, wall mounted heated towel rail, extractor fan, ceiling light, rear aspect Georgian bar obscure glazed window.

OUTSIDE

To the front of the property is a gravelled area, off road parking space and a pathway leading to the front door. To the rear of the property is a further allocated off road parking space, outside storage space, views towards the countryside and woodland.

AGENTS NOTE

Ground rent - £50 per annum.
Maintenance charge - £300.00 per annum to include communal areas, garden and buildings insurance.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

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

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold - 999 years from 2004.

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 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.