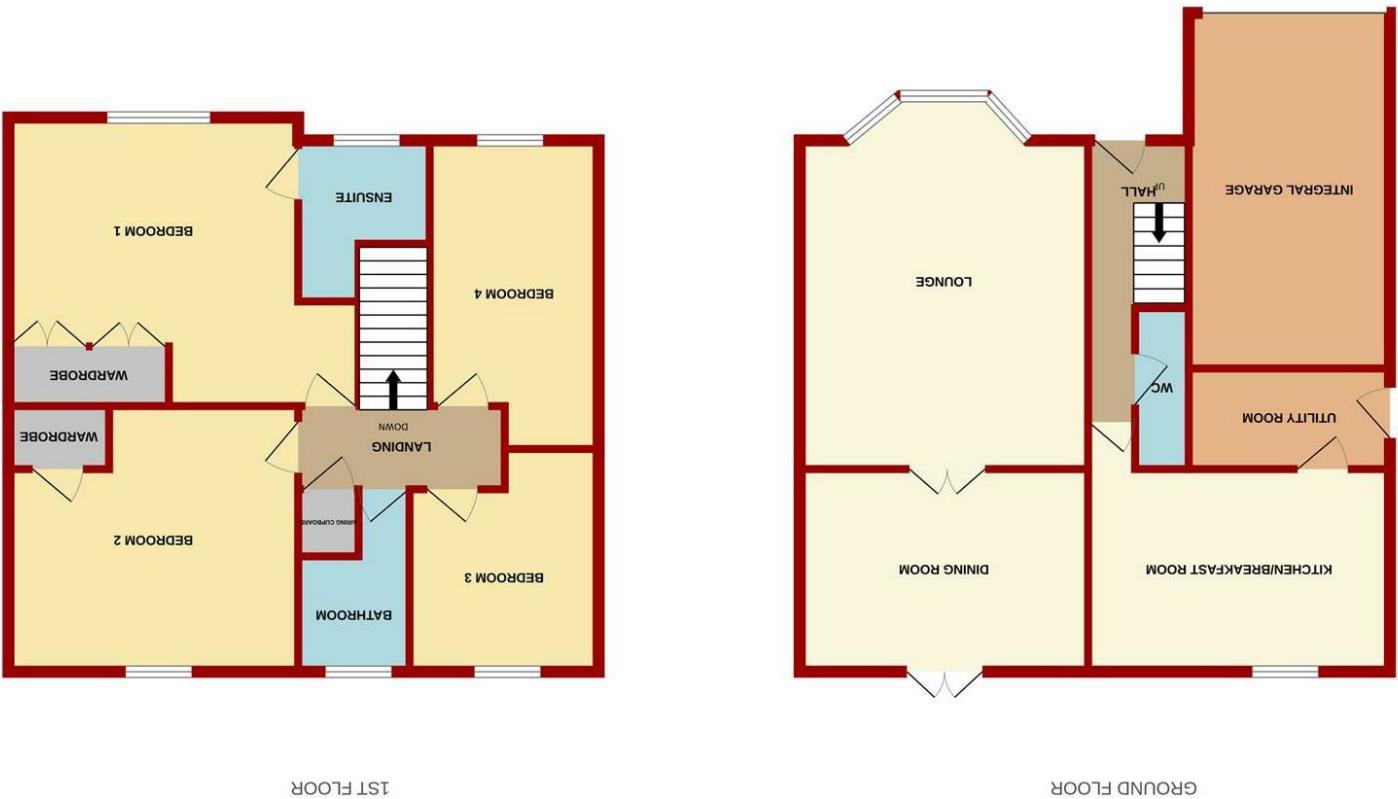
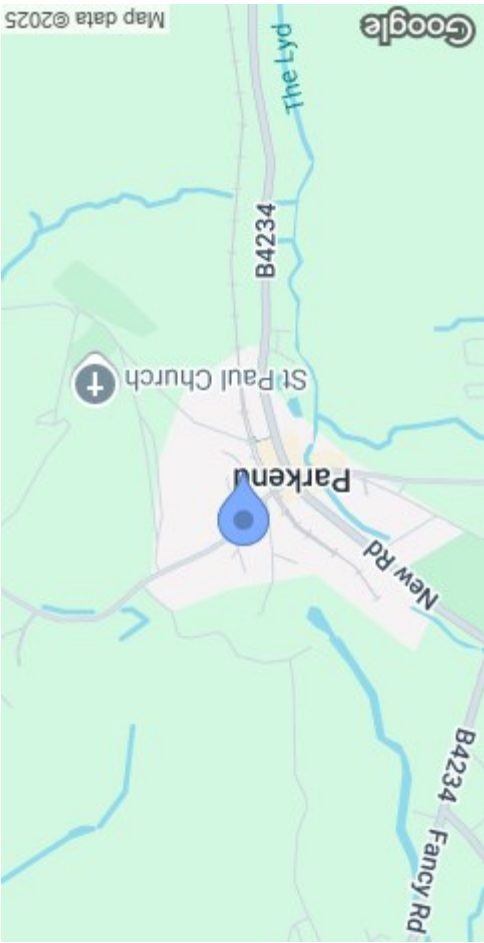




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Very energy efficient - low running costs		A (93-100)	A (93-100)
Energy efficient - low running costs		B (81-92)	B (81-92)
Decent energy efficiency - average running costs		C (69-80)	C (69-80)
Fair energy efficiency - above average running costs		D (55-68)	D (55-68)
Below average energy efficiency - high running costs		E (39-54)	E (39-54)
Poor energy efficiency - very high running costs		F (13-38)	F (13-38)
Very poor energy efficiency - extremely high running costs		G (1-12)	G (1-12)
England & Wales 2008/9/EC		70	82

Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A (92-100)	A (92-100)
Energy efficient - low CO ₂ emissions		B (81-91)	B (81-91)
Decent energy efficiency - average CO ₂ emissions		C (69-80)	C (69-80)
Fair energy efficiency - above average CO ₂ emissions		D (55-68)	D (55-68)
Below average energy efficiency - high CO ₂ emissions		E (39-54)	E (39-54)
Poor energy efficiency - very high CO ₂ emissions		F (13-38)	F (13-38)
Very poor energy efficiency - extremely high CO ₂ emissions		G (1-12)	G (1-12)
England & Wales 2008/9/EC		70	82



11 Fairmoor Close
Parkend, Lydney GL15 4HB

£399,950

A LARGE FOUR-BEDROOM DETACHED HOME located in the HIGHLY SOUGHT-AFTER VILLAGE of Parkend. This property features SPACIOUS LIVING AREAS, OFF-ROAD PARKING with an ELECTRIC CHARGING POINT, A GARAGE, and WELL-MAINTAINED ENCLOSED GARDENS. Enjoy the convenience of being within walking distance of the WOODLANDS, complemented by BEAUTIFUL VIEWS of the historic Dean Forest Railway line.

The highly popular village of Parkend is in the heart of the Forest of Dean. The village amenities include two public houses, a village shop, post office and cafe. The village is also home to the Dean Forest heritage 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, Bank, Building Societies, Supermarkets, Sports Centre, Train and Bus services and various Schools.



The property is accessed via a partly glazed door into:

ENTRANCE HALLWAY

Stairs lead to the first floor, consumer unit, alarm system, power points, radiator. Door into:

W.C

3'02 x 7'00 (0.97m x 2.13m)

Close coupled W.C., radiator, wash hand basin, extractor fan.

LOUNGE

11'02 x 15'08 (3.40m x 4.78m)

radiator, TV point, power points, feature wood burner with surround, front aspect upvc double glazed bay window. Double doors into:

DINING ROOM

11'02 x 10'00 (3.40m x 3.05m)

Radiator, power points, side aspect door into the kitchen. Rear aspect upvc patio doors leading out to the garden.

KITCHEN

14'02 x 9'09 (4.32m x 2.97m)

Range of base, wall and drawer mounted units, built in fridge freezer, built in oven, built in dishwasher, one and half bowl stainless steel sink unit, four ring hob with extractor fan above, inset ceiling spotlights, Worcester oil boiler. Rear aspect upvc double glazed window,

UTILITY ROOM

7'02 x 4'11 (2.18m x 1.50m)

Side aspect partially glazed upvc double glazed door, range of base, wall and drawer mounted units, space for washing machine, stainless steel sink and drainer unit, space for under counter fridge/freezer, power points, extractor fan.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space, power points, cupboard housing the pressurised cylinder. Door into:

BEDROOM 1

14'10 x 13'08 (4.52m x 4.17m)

Radiator, power points, built in double wardrobe, front aspect upvc double glazed window,

EN SUITE

7'00 x 6'05 (2.13m x 1.96m)

Mains shower unit, close coupled W.C., radiator, wash hand basin, shaver point, extractor fan, front aspect upvc double glazed frosted window.

BEDROOM 2

12'00 x 9'04 (3.66m x 2.84m)

Radiator, power points, built in wardrobe, rear aspect upvc double glazed window.

BATHROOM

7'01 x 8'04 (2.16m x 2.54m)

Panelled bath with shower over, wash hand basin, close coupled W.C., radiator, shaver points, extractor fan, rear aspect upvc double glazed frosted window.

BEDROOM 3

8'11 x 10'01 (2.72m x 3.07m)

Power points, radiator, rear aspect upvc double glazed window.

BEDROOM 4

7'09 x 14'00 (2.36m x 4.27m)

Radiator, power points, front aspect upvc double glazed windows enjoying views over the steam railway.

OUTSIDE

To the front of the property you have parking for two cars, small lawn area, access to garage and an electric car charging point.

REAR GARDEN

From the front of the property you have access to the side which leads to the rear. The rear garden enjoys a patio area and the rest is laid to lawn. The oil tank is also housed in the rear garden with a fencing surround.

SERVICES

Mains water, mains drainage, mains electric, oil.

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: E
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 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)

