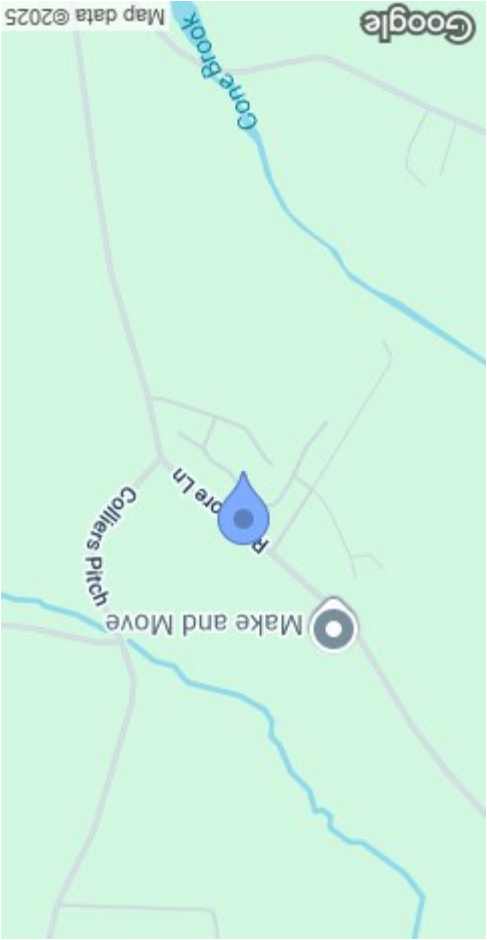


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	A
Energy efficient - low running costs		B	B
Decent energy efficiency - lower running costs		C	C
Average energy efficiency		D	D
Below average energy efficiency		E	E
Poor energy efficiency - higher running costs		F	F
Very poor energy efficiency - high running costs		G	G
England & Wales		2008/1/EC	2002/1/EC
EU Directive		2002/1/EC	2002/1/EC
Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	A
Energy efficient - low CO ₂ emissions		B	B
Decent energy efficiency - lower CO ₂ emissions		C	C
Average energy efficiency		D	D
Below average energy efficiency		E	E
Poor energy efficiency - higher CO ₂ emissions		F	F
Very poor energy efficiency - high CO ₂ emissions		G	G
England & Wales		2008/1/EC	2002/1/EC
EU Directive		2002/1/EC	2002/1/EC



Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR



52 Clanna Country Park Clanna
Alvington, Lydney GL15 6AN

£135,000

A well presented large TWO BEDROOM PARK HOME situated on the popular and sought-after park home site of Clanna Country Park. The property is benefitting from NO ONWARD CHAIN, PRIVATE SEMI-RURAL LOCATION, TWO DOUBLE BEDROOMS with MASTER BEDROOM benefitting from EN-SUITE, LOW MAINTENANCE GARDENS, and OFF-ROAD PARKING.

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.



ENTRANCE HALLWAY

Accessed via a partly glazed UPVC door. Radiator, large cupboard space with a radiator and hanging and shelving options within. Door giving access into:

DINING ROOM

10'09 x 9'08 (3.28m x 2.95m)

Side aspect double glazed UPVC bay fronted window, radiator, power points, opening giving access into lounge, door giving access into:

KITCHEN

9'06 x 14'00 (2.90m x 4.27m)

Side aspect double glazed UPVC window, side aspect door which gives access to the garden, a range of wall, drawer and base mounted units, built in oven, hob and extractor fan, white goods comprising of fridge and washing machine, cupboard housing the boiler, radiator, alarm system.

LOUNGE

19'05 x 11'09 (5.92m x 3.58m)

Two front aspect bay fronted windows, side aspect bay fronted window, side access double doors which gives access out to the garden, two large double radiators, electric feature fireplace.

From the entrance hallway, doors giving access into:

BEDROOM ONE

11'02 x 9'06 (3.40m x 2.90m)

Side aspect double glazed UPVC windows, wardrobe with hanging and shelving options within, two built in bedside tables, built in chest of drawers, radiator, door giving access into:

EN-SUITE

6'10 x 4'09 (2.08m x 1.45m)

Side aspect double glazed UPVC frosted window, close coupled WC, sink with tap over, radiator, extractor fan.

BEDROOM TWO

9'06 x 9'02 (2.90m x 2.79m)

Side aspect bay fronted window, large wardrobe space with hanging and shelving options within, radiator and power points.

BATHROOM

7'01 x 6'07 (2.16m x 2.01m)

Side aspect double glazed UPVC frosted window, close coupled WC, corner bath with taps over, vanity wash hand basin unit with taps over, radiator, shaver point, extractor fan.

OUTSIDE

Off-road parking space for two vehicles. easily maintainable wrap around garden, large garden shed, small garden shed, mix of shrubbery and bushes, patio area, summer house, raised patio area with a floral boarder.

AGENTS NOTE

Ground rent and maintenance charge is £253pcm to include water rates. This park home has a 10 month residential licence.

SERVICES

Mains Water, Electricity, Drainage. LPG.

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

Water included in service charge.

LOCAL AUTHORITY

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

TENURE

Leasehold in perpetuity.

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 signposted Lydney/Chepstow. Follow along this road for approximately 6 miles, passing through the villages of Sling and Bream, following the signs for Lydney. Upon reaching Lydney, you will come to a T junction with Tesco opposite you. Turn right signposted to Chepstow and follow this road along passing through the villages of Aylburton and Alvington. At Robert Colthart Garage turn right signposted Woolaston/Netherend. Continue past the Post Office and turn right signposted Smallbrook. Continue to the crossroads and continue straight over taking the next left into Clanna Country Park. The property can be found 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.

