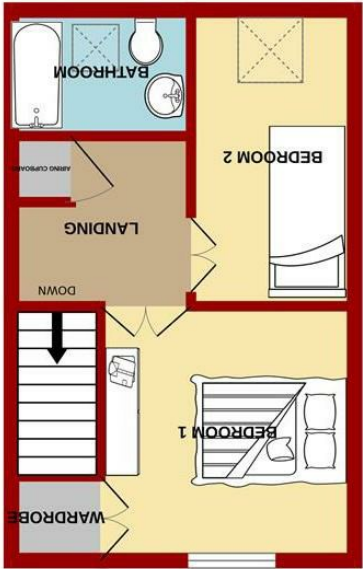
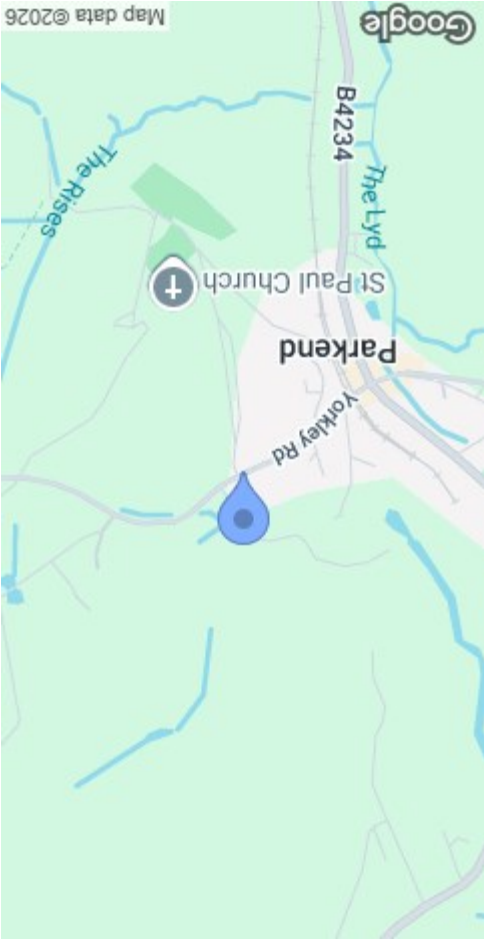


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Maximum
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A (92-100)	A (92-100)
Energy efficient - low running costs		B (81-91)	B (81-91)
Decent energy efficiency - low running costs		C (69-80)	C (69-80)
Average energy efficiency - 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 - high running costs		F (21-38)	F (21-38)
Very poor energy efficiency - very high running costs		G (1-20)	G (1-20)
England & Wales			
EU Directive 2002/91/EC			
Very energy efficient - low CO2 emissions		A (92-100)	A (92-100)
Energy efficient - low CO2 emissions		B (81-91)	B (81-91)
Decent energy efficiency - low CO2 emissions		C (69-80)	C (69-80)
Average energy efficiency - average CO2 emissions		D (55-68)	D (55-68)
Below average energy efficiency - high CO2 emissions		E (39-54)	E (39-54)
Poor energy efficiency - high CO2 emissions		F (21-38)	F (21-38)
Very poor energy efficiency - very high CO2 emissions		G (1-20)	G (1-20)
England & Wales			
EU Directive 2002/91/EC			
Very energy efficient - low CO2 emissions		A (92-100)	A (92-100)
Energy efficient - low CO2 emissions		B (81-91)	B (81-91)
Decent energy efficiency - low CO2 emissions		C (69-80)	C (69-80)
Average energy efficiency - average CO2 emissions		D (55-68)	D (55-68)
Below average energy efficiency - high CO2 emissions		E (39-54)	E (39-54)
Poor energy efficiency - high CO2 emissions		F (21-38)	F (21-38)
Very poor energy efficiency - very high CO2 emissions		G (1-20)	G (1-20)
England & Wales			



1ST FLOOR



GROUND FLOOR



3 Oakfield Gardens
Parkend, Lydney GL15 4HQ

£200,000

A WELL PRESENTED TWO-BEDROOM MID-TERRACE HOME WITH GARAGE, OFF-ROAD PARKING, SCENIC WOODLAND VIEWS AND EXCELLENT ACCESS TO NEARBY WOODLAND WALKS, SITUATED IN A POPULAR VILLAGE LOCATION.

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, Bank, Building Societies, Supermarkets, Sports Centre, Train and Bus services and various Schools.



ENTRANCE HALLWAY

4'08 x 3'06 (1.42m x 1.07m)
Accessed via a uPVC wood-effect entrance door with full-length uPVC double-glazed window to the side. Space for coats and shoes.

KITCHEN

12'11 x 9'09 (3.94m x 2.97m)
Fitted with tiled flooring and a range of base, drawer and wall-mounted cupboards with worktop surfaces over. Integrated four-ring induction hob with fitted electric oven and microwave above. One-and-a-half bowl ceramic sink and drainer with mixer tap. Space for a dining table, washing machine and tumble dryer. Electric radiator, power points and uPVC double-glazed window to the front elevation.

LOUNGE

16'00 x 13'00 (4.88m x 3.96m)
A spacious reception room with laminate flooring, electric radiator and power points. Stairs rising to the first floor. uPVC double-glazed French doors opening onto the rear garden, enjoying attractive views of the surrounding woodland.

FIRST FLOOR LANDING

Access to partially boarded loft space. Airing cupboard housing hot water tank.

BEDROOM ONE

9'07 x 9'07 (2.92m x 2.92m)
Double bedroom with fitted wardrobe, electric radiator and power points. uPVC double-glazed window to the rear elevation overlooking the garden and woodland beyond.

BEDROOM TWO

11'02 x 6'01 (3.40m x 1.85m)
Single bedroom with electric radiator, power points and useful eaves storage. uPVC double-glazed skylight window to the front elevation.

BATHROOM

6'05 x 5'04 (1.96m x 1.63m)
Comprising a panelled bath with shower over and patterned shower screen, pedestal wash hand basin and WC. Heated towel rail and uPVC double-glazed skylight window to the front.

GARAGE

The garage features double-door access, with power and lighting installed, along with useful loft storage above.

OUTSIDE

To the Front:
The property is accessed via a picket fence with gated entrance. Off-road parking and access to a single garage with power and lighting, also benefiting from loft storage.
To the Rear:
Enclosed rear garden featuring a newly fitted decked seating area ideal for enjoying the woodland surroundings. Steps lead down to a lower garden laid to lawn, with a gravel pathway providing access to the bottom of the garden. Raised planters offer space for flowers and planting, all enclosed by fencing.

SERVICES

Mains Drainage, Water and Electricity. The property uses electric heaters throughout.

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

Severn Trent - 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 Coleford town centre, turn right at the traffic lights onto Old Station Way, then left onto Lords Hill. Continue to Parkend, pass through the village and turn right by The Fountain Inn. Go straight over at the crossroads onto Yorkley Road, then take the next right into Church Drive. The property is immediately on the right.

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.