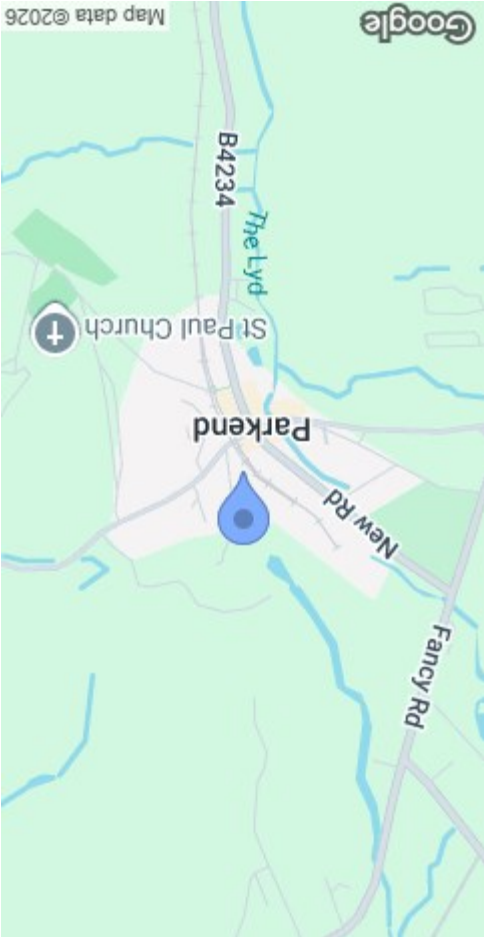


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	7.9
Minimum	6.2
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Reasonably energy efficient - low running costs	
D (55-68) Decent energy efficiency - average running costs	
E (39-54) Fair energy efficiency - above average running costs	
F (21-38) Poor energy efficiency - high running costs	
G (1-20) Very poor energy efficiency - very high running costs	

Environmental Impact (CO ₂) Rating	
Current	40
Minimum	35
Environmental Impact (CO ₂) Rating Legend	
A (1-10) Very low CO ₂ emissions	
B (11-20) Low CO ₂ emissions	
C (21-30) Moderate CO ₂ emissions	
D (31-40) Above average CO ₂ emissions	
E (41-50) High CO ₂ emissions	
F (51-60) Very high CO ₂ emissions	
G (61-70) Highest CO ₂ emissions	



GROUND FLOOR



The Bungalow Whitecroft Road
Parkend, Lydney GL15 4HG

£270,000

IMPRESSIVE THREE-BEDROOM DETACHED BUNGALOW in the HIGHLY SOUGHT-AFTER VILLAGE of PARKEND. This property is offered with NO ONWARD CHAIN, ensuring a SMOOTH and HASSLE-FREE PURCHASE. Enjoy the SPACIOUS OPEN-PLAN KITCHEN and LOUNGE AREA, PERFECT for both RELAXATION and ENTERTAINING. The LOW-MAINTENANCE GARDEN features a LOVELY VIEW of the STEAM RAILWAY, adding a UNIQUE CHARM to your OUTDOOR SPACE. With AMPLE OFF-ROAD PARKING for MULTIPLE VEHICLES.

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.



Property is accessed via partly upvc door into:

ENTRANCE HALLWAY

Radiator, loft access space, power points.

Door giving access into:

SITTING/ DINING

11'10 x 11'10 (3.61m x 3.61m)

Front aspect double glazed upvc bay fronted window, radiator, power points, feature fireplace with stone surround.

Door giving access into:

KITCHEN

15'01 x 10'05 (4.60m x 3.18m)

Two front aspect double glazed upvc windows, range of wall, drawer and base mounted units, stainless steel one and a half bowl sink drainer unit with mixer tap over, space for dishwasher, space for oven, built in extractor fan, power points, radiator.

Opening giving access into:

LOUNGE

14'08 x 14'10 (4.47m x 4.52m)

Rear aspect double glazed upvc windows, side aspect patio door which gives access out to the garden, power points, ceiling fan.

Upvc door giving access to:

LEAN TO/ BOILER ROOM

4'11 x 20'05 (1.50m x 6.22m)

Two small front aspect double glazed upvc windows, power points, space and plumbing for washing machine and drier, Worcester boiler, polycarbonate roof, strip lighting.

From the hallway, door giving access into:

BEDROOM ONE

11'10 x 11'11 (3.61m x 3.63m)

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

From the hallway, door giving access into:

BEDROOM TWO

9'05 x 11'11 (2.87m x 3.63m)

Rear aspect double glazed upvc window, radiator, power points, large wardrobe spaces with hanging and shelving options.

From the hallway, door giving access into:

BEDROOM THREE

11'11 x 11'10 (3.63m x 3.61m)

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

From the hallway, door giving access into:

SHOWER ROOM

5'09 x 6'01 (1.75m x 1.85m)

Rear aspect double glazed upvc frosted window, walk in shower with mains shower overhead, close coupled w.c, extractor fan, vanity wash hand basin unit with taps over, heated towel rail.

REAR GARDEN

From the lounge, patio doors giving access out to the rear garden. Low maintenance garden, large summer house/ shed, side access back down to the parking area/ car port, flower boarders, steam track.

SERVICES

Mains Water, Drainage, Electricity, 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: A
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

What3Words: structure.abolish.porch

From Coleford town centre, turn right at the traffic lights signposted Lydney. Turn left onto Lords Hill and continue along Coalway Road. At the crossroads, continue straight on onto Parkend Road. Continue along this road and you will reach Parkend. Turn right onto Fountain Way. At the crossroads, take a right onto Whitecroft Road. The property can be found on the left hand side via our for sale board next to Dean Forest Cycles.

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.