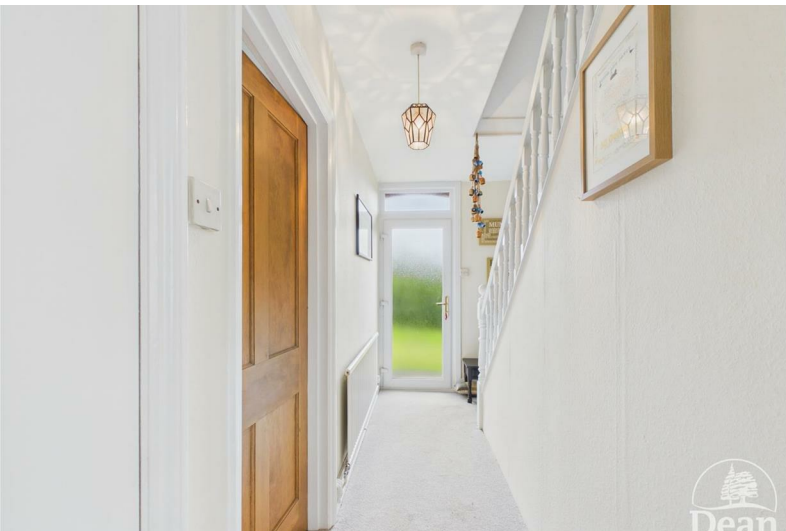




Fancy Road

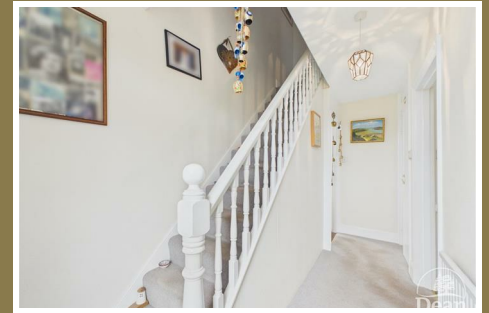
Parkend, Lydney, GL15 4JN

£399,950



VIRTUAL TOUR AVAILABLE Situated in the sought after village location of Parkend, this stunning three bedroom detached property offers traditional features throughout, a large living space, private driveway and plenty of garden space. Close to woodland walks throughout the Forest of Dean this property is perfect for bikers, walkers and those who love the outdoors.

Parkend is a charming and highly regarded village nestled in the heart of the Forest of Dean, surrounded by beautiful woodland and an abundance of scenic countryside. Well known for its peaceful atmosphere and strong sense of community, the village offers a wonderful balance of rural living and everyday convenience.



Approached via:

Pathway leading to UPVC double glazed front door.

Front Hallway:

5'11 x 13'10 (1.80m x 4.22m)

UPVC double glazed frosted front door, stairs to first floor landing, single panelled radiator and storage cupboard.

Kitchen:

9'0 x 12'2 (2.74m x 3.71m)

Range of base and eye level units, space for oven, stainless steel sink with drainer, under stairs pantry storage, window to side aspect and floor boiler.

Conservatory:

6'10 x 11'9 (2.08m x 3.58m)

UPVC double glazed windows throughout with side door to garden WIFI point, plumbing and space for washing machine, tumble dryer and under counter fridge and double panelled radiator.

Dining Room:

11'11 x 9'9 (3.63m x 2.97m)

The dining area offers plenty of space throughout,

a wooden sash window with fitted storage seating and double panelled radiator.

Living Room:

10'5 x 12'8 (3.18m x 3.86m)

Leading on through to the main living space with an open fireplace, TV point and two wooden sash window.

First Floor Landing:

7'3 x 6'11 (2.21m x 2.11m)

Sizeable landing space with access to loft hatch.

Bedroom One:

10'4 x 12'8 (3.15m x 3.86m)

Spacious double bedroom, double panelled radiator and wooden sash window to side aspect.

Bedroom Two:

12'0 x 9'10 (3.66m x 3.00m)

Spacious double bedroom, double panelled radiator and wooden sash window to front aspect.

Bedroom Three:

7'4 x 8'8 (2.24m x 2.64m)

Single panelled radiator, wooden sash window to side aspect.

Shower Room:

5'9 x 6'4 (1.75m x 1.93m)

Renovated shower room with walk in shower with niche, wash hand basin w/c, heated towel rail, over stairs storage cupboard and wooden sash window to front aspect.

Gardens:

Mature gardens throughout comprising of many sections including; double gated driveway leading to garage, flower beds and sizeable front patio

area. Leading around the front of the property is mainly laid to lawn with side gates to nearby road and wrap around path. The rear of the property offers a garden shed with power and lighting and a greenhouse.

Garage:

21'3 x 9'0 (6.48m x 2.74m)

Fitted with up and over door, rear door and window, power and lighting perfect for workshop or additional storage.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

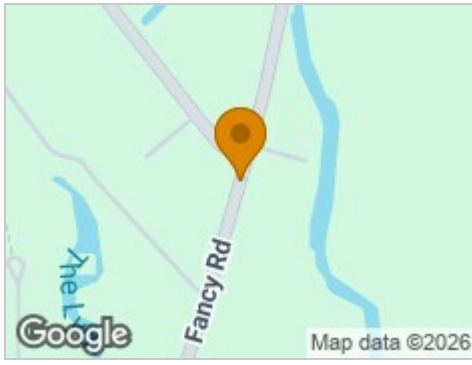
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



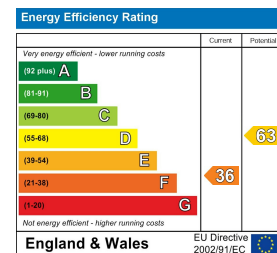
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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