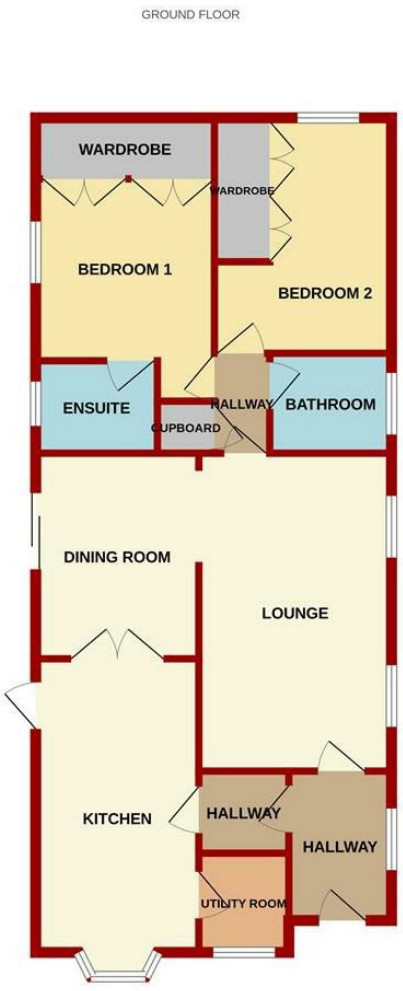
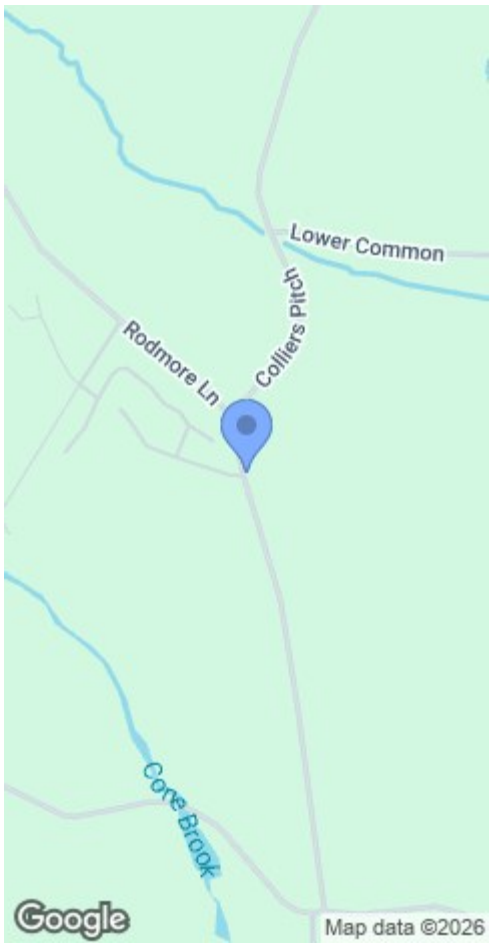
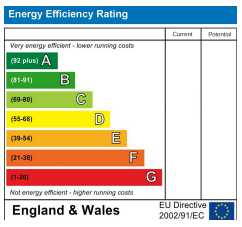
13 Clanna Country Park
Alvington, Lydney GL15 6AN

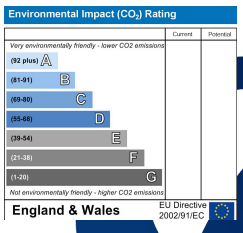
STEVE GOOCH
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional 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.

£150,000

A WELL-PRESENTED TWO-BEDROOM PARK HOME situated on the POPULAR CLANNA COUNTRY PARK. Offering SPACIOUS AND LIGHT-FILLED accommodation including a LARGE LOUNGE/DINING ROOM, MODERN KITCHEN with utility, TWO DOUBLE BEDROOMS (one with ENSUITE), and a FAMILY BATHROOM. Outside, the property enjoys OFF-ROAD PARKING FOR SEVERAL VEHICLES together with a LOW-MAINTENANCE WRAPAROUND GARDEN, greenhouse, and shed.

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.

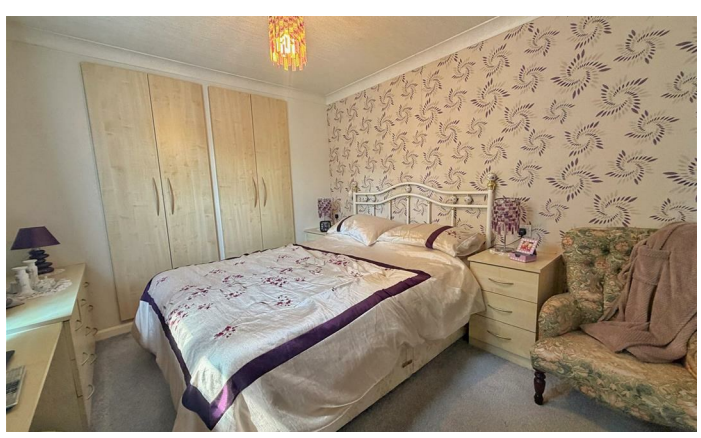














Property is accessed via a partially glazed UPVC frosted door into:

ENTRANCE HALLWAY
Side aspect double-glazed window, radiator, and doors to kitchen and lounge.

LOUNGE
17'00 x 10'04 (5.18m x 3.15m)
Bright and spacious with two side aspect bay-fronted UPVC double-glazed windows, power points, television point, electric fireplace, and opening into:

DINING ROOM
11'00 x 8'05 (3.35m x 2.57m)
Side aspect sliding patio doors to the garden, radiator, power points, and double doors into:

KITCHEN
15'08 x 8'09 (4.78m x 2.67m)
Fitted with a range of wall, drawer and base units with rolled-edge worktops, stainless steel one and a half bowl drainer sink with mixer tap, built-in oven with four-ring gas hob and extractor fan above, and space for fridge/freezer. Bay-fronted uPVC double-glazed window to front aspect, radiator, and door into:

UTILITY ROOM
5'08 x 4'02 (1.73m x 1.27m)
Front aspect double-glazed window, range of base and wall units, space and plumbing for washing machine, power points, cupboard housing the boiler.

INNER HALLWAY
Storage cupboard and doors leading into:

BATHROOM
5'06 x 6'06 (1.68m x 1.98m)
Side aspect frosted UPVC double-glazed window. White suite comprising panelled bath with shower attachment over, wash hand basin with mixer tap, low-level WC, radiator, and extractor fan.

BEDROOM TWO
12'07 x 9'05 (3.84m x 2.87m)
Rear aspect UPVC double-glazed window, radiator, power points, and built-in wardrobe space.

BEDROOM ONE
13'09 x 9'05 (4.19m x 2.87m)
Side aspect UPVC double-glazed window, radiator, power points, built-in wardrobes, drawers, and bedside cabinets. Door to ensuite.

EN-SUITE
4'10 x 6'06 (1.47m x 1.98m)
Side aspect frosted UPVC double-glazed window. Walk-in shower with mains shower, whiteboard panelled surround, low-level WC, wash hand basin with mixer tap, radiator, extractor fan.

OUTSIDE
To the front of the property there is off-road parking for several vehicles, there is also a lawn area with flower borders.

To the rear and side there is a generous wraparound garden, enclosed by fencing with gated access. Designed for easy maintenance with stone chippings throughout, greenhouse, shed, and pebbled sun deck area.

AGENTS NOTE
Ground rent and maintenance charge is £230.50pcm to include water rates. This park home has a 10 month residential licence.

SERVICES
Mains water, electricity, drainage and 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
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.

Service charge £230.50 monthly, this includes water, sewage and site upkeep.

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)