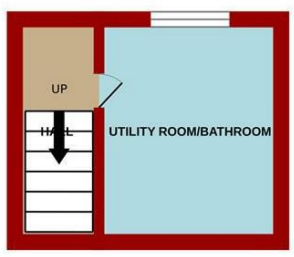
STEVE GOOCH
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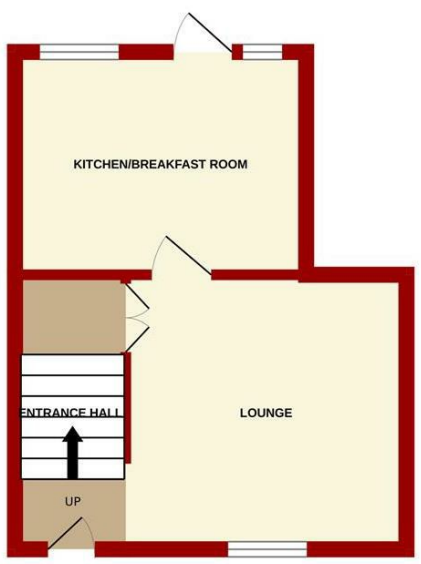
2 Railway Cottages
Parkend, Lydney GL15 4JD



GROUND FLOOR



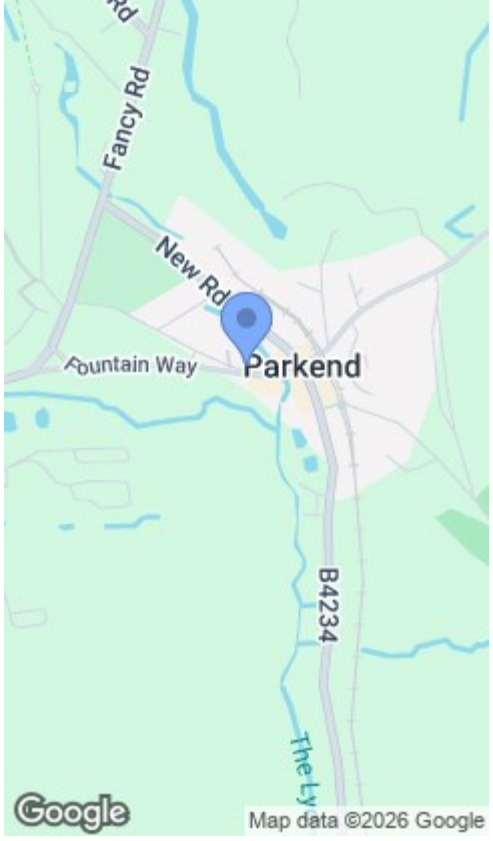
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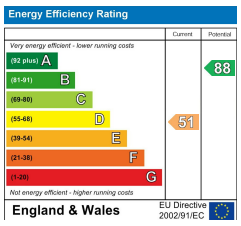


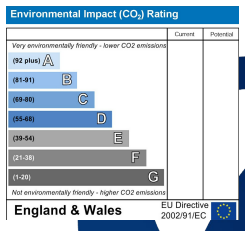
2ND FLOOR



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

Offers Over £240,000

CHARMING TWO DOUBLE BEDROOM CHARACTER COTTAGE, in the SOUGHT AFTER VILLAGE of PARKEND, having MASTER BEDROOM with EN-SUITE, SPACIOUS LOUNGE with LOG BURNER, KITCHEN/BREAKFAST ROOM which leads out to DECKED BALCONY LOOKING OVER THE GARDEN, USEFUL UTILITY ROOM and CELLAR, being offered with NO ONWARD CHAIN.

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.



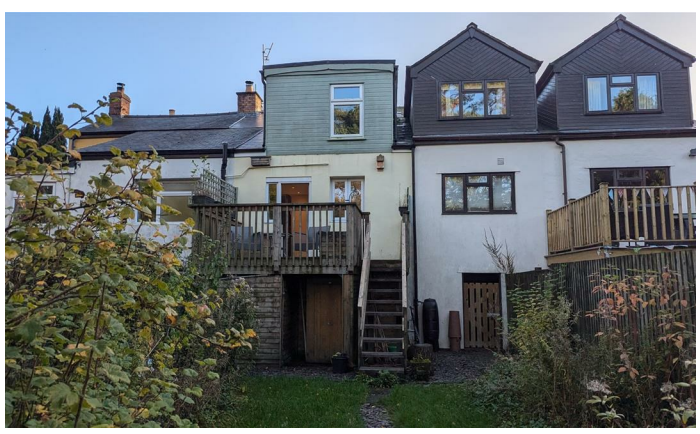












The property is accessed via a wooden door to:

ENTRANCE HALL
Stairs to the first floor landing, opening to:

LOUNGE
13'08 x 12'11 (4.17m x 3.94m)
Feature fireplace with inset log burning stove, electric radiator, wood effect flooring, front aspect double glazed upvc window, door to:

KITCHEN
11'05 x 9'08 (3.48m x 2.95m)
A range of base, drawer and wall mounted units, solid wooden worktops, Belfast style sink unit, space for cooker, space for fridge/freezer, space and plumbing for dishwasher, part tiled walls, electric radiator, space for table and chairs, rear aspect double glazed upvc window, wooden stable door to the decked area.

FROM THE LOUNGE STAIRS LEAD DOWN TO:

LOBBY AREA
Power points, electric radiator, inset ceiling spotlights, rear aspect double glazed upvc window, door to:

BATHROOM
Panelled bath, vanity wash hand basin, WC, electric heated towel rail, space and plumbing for washing machine, airing cupboard housing the hot water tank and immersion heater, rear aspect double glazed upvc frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Door to:

BEDROOM 1
13'03 x 12'11 (4.04m x 3.94m)
Power points, electric radiator, access to loft space, front aspect double glazed upvc window, door to:

EN-SUITE
Shower cubicle, low level WC, wash hand basin, electric heated towel rail, front aspect double glazed upvc frosted window.

BEDROOM 2
11'05 x 11'01 (3.48m x 3.38m)
Power points, electric radiator, rear aspect double glazed upvc window.

OUTSIDE
The front garden is of low maintenance with a bin storage area and pathway leading to the front door.

The private rear garden is mostly laid to lawn with mature shrubs and flower borders. A decked seating area provides lovely views over the garden with storage and shed below and a cellar provides additional storage.

CELLAR
13'05" x 10'11" (4.09m x 3.33m)
Power points, lighting.

AGENTS NOTE
Neighbours in No.3 Railway Cottages have right of way over a strip of land which leads into their cellar.

SERVICES
Mains water, electricity and drainage.

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.

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
What3Words/// ///mailers.balancing.washable

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).