



## The Barracks

Parkend, Lydney, GL15 4HR

£395,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* NO ONWARD CHAIN \*\*\* RARELY AVAILABLE  
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LOCATION \*\*\* LOCATION \*\*\*\* LOCATION \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this end terrace property, situated in a sought after location with woodland walks and cycle trails on the doorstep. The property benefits from, kitchen, dining room, sitting room, a porch to the front and rear, three bedrooms, bathroom, extensive grounds, detached garage and green house.



#### Entrance Porch :

Entered via double glazed door, double glazed Georgian style window, vinyl flooring, half glazed door to kitchen.

#### Kitchen :

Matching wall and base cabinets, sink unit, twin panel radiator, consumer unit, oil boiler, double glazed Georgian style windows to front and rear aspects, glazed door to dining room.

#### Dining Room :

Feature stone fireplace, stairs to first floor, twin panel radiator, double glazed window to front aspect.

#### Sitting Room :

Feature stone fireplace, twin panel radiator, double glazed window to rear aspect.

#### Rear Porch :

Double glazed windows and door to rear aspect, wood panel ceiling.

#### Bedroom 1 :

Double glazed window to rear aspect, twin panel radiator.

#### Bedroom 2 :

Double glazed window to rear aspect, radiator.

#### Bedroom 3 :

Double glazed window to front aspect with woodland outlook, twin panel radiator.

#### Bathroom :

Bath, shower cubicle, low level WC, pedestal wash hand

basin, twin panel radiator, built in cupboard, part tiled walls, access to loft space, double glazed window to front aspect.

#### Outside :

Extensive lawned grounds, detached garage, green house, oil tank, patio, off road parking.

#### Consumer Notes :

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

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

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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



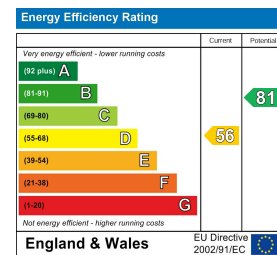
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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