



17 Woodland Road

Parkend, Lydney, GL15 4JU

£225,000



Dean Estate Agents offer for sale this most deceptive three double bedroom family home with the most super woodland views, kitchen, lounge with separate dining room, bathroom with separate shower cubicle, propane gas central heating, modern UPVC double glazed windows and doors, no chain and must be viewed to appreciate the overall size.



Entrance;

Approached via a UPVC double glazed door to the Entrance Hall.

Entrance Hall;

10'1" x 5'10" (3.08m x 1.80m)

Stairs to 1st floor, under stairs storage space, smoke alarm. Door to lounge and dining room.

Dining Room;

10'0" x 11'1" (3.07m x 3.38m)

Rear aspect with UPVC double glazed and fantastic woodland views, radiator, laminate flooring, carbon monoxide, open tiled fireplace.

Lounge;

12'5" x 11'0" (3.79m x 3.37m)

UPVC double glazed window to the rear aspect enjoying woodland views, laminate flooring, wood burner, tv aerial lead and radiator.

Kitchen;

12'4" x 5'11" (3.78m x 1.81m)

Front aspect, with UPVC double glazed window, base units, sink unit, wall units, tiled floor, Worcester gas boiler served via propane gas tanks, electric cooker point, BT point.

Utility Room;

10'0" x 11'0" (3.07m x 3.36m)

Rear aspect with UPVC double glazed window and door, tiled floor, plumbing for washing machine, radiator and door to front aspect.

Cloakroom;

2'9" x 6'1" (0.85m x 1.86m)

With WC and tiled floor.

Landing;

14'10" x 6'0" (4.53m x 1.84m)

Access to loft space, radiator and twin UPVC double glazed windows to the front aspect, airing cupboard with radiator and further storage cupboard.

Bedroom One;

12'3" x 11'0" (3.75m x 3.36m)

UPVC double glazed window to the rear aspect with woodland views, radiator and built in wardrobe.

Bedroom Two;

10'0" x 11'0" (3.06m x 3.37m)

UPVC double glazed window and radiator.

Bedroom Three;

10'1" x 10'11" (3.08m x 3.34m)

Rear aspect UPVC double glazed window and radiator.

Bathroom;

6'10" x 6'0" (2.09m x 1.84m)

With double size walk in shower cubicle, tiled walls, bath, wash hand basin, WC, tiled walls, UPVC double glazed window, radiator.

Outside;

The front gardens are lawned with pathway to the front entrance, outside tap and fenced

boundaries. The rear gardens are laid mainly to



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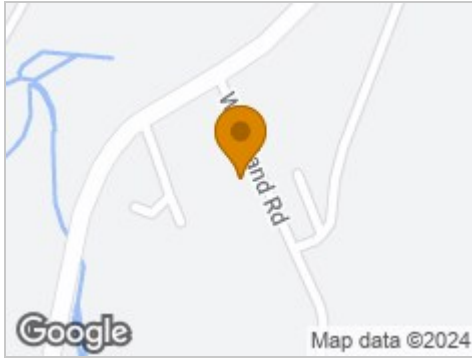
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



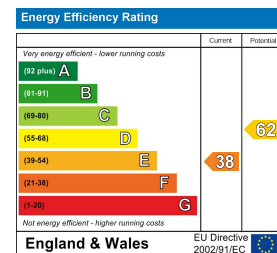
Floor Plan



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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