



LEASEHOLD

£205,000



27 CLANNA COUNTRY PARK , ALVINGTON, LYDNEY,  
GL15 6AN

- THREE BEDROOMS
- ENSUITE
- PARKING
- DINING ROOM
- SHOWER ROOM
- GARDEN

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# 27 CLANNA COUNTRY PARK , ALVINGTON, LYDNEY, GL15 6AN

**A THREE BED DETACHED PARK HOME. ALVINGTON IS A VERY POPULAR VILLAGE WITH ITS OWN VILLAGE HALL, CHURCH, VILLAGE HALL, PUBLIC HOUSES/RESTAURANTS. LOVELY WOODLAND WALKS, ALVINGTON ALSO HAS MANY COUNTRY LANES WHERE YOU CAN TAKE IN THE VIEWS OF THE BEAUTIFUL SURROUNDING COUNTRYSIDE & IS WITHIN EASY ACCESS TO CHEPSTOW, GLOUCESTER, CHELTENHAM M5 & M4.**

## **ENTRANCE HALL :**

Generous walk in storage cupboard with shelf and rail, feature wood flooring, shelf storage cupboard, coved ceiling, door to front with screens adjacent

## **ARCHWAY TO:**

**DINING ROOM: 9' 10" x 8' 6" (2.99m x 2.59m),** Feature wooden floor, radiator, window to front.

**LOUNGE: 19' 6" x 9' 4" (5.94m x 2.84m),** Feature wooden floor, period style fireplace with marble style hearth and electric fire inset, radiator, windows to front, side and rear, sliding patio door to rear.

**KITCHEN: 12' 3" x 9' 6" (3.73m x 2.89m),** Extensive range of base and eye level storage units worktop space incorporating sink unit with hot and cold tap over, with fitted Electrolux electric oven, four ring gas hob, plumbing for automatic washing machine and dishwasher, concealed wall mounted Vokera propane gas fired boiler, tiled splashbacks, space for fridge freezer.

**BEDROOM ONE : 12' 10" x 9' 6" (3.91m x 2.89m),** Two double wardrobes with over bed storage units, two bed side cabinets, one three drawer chest, six draw vanity unit, radiator, window to rear.



**ENSUITE:** Shower cubicle, vanity wash hand basin, close couple WC, strip light and shaver point, extractor fan.

**BEDROOM TWO: 10' 0" x 9' 6" (3.05m x 2.89m),** Triple wardrobe with over bed storage, one bedside cabinet, radiator, window to rear.

**OFFICE / BEDROOM THREE: 9' 4" x 6' 4" (2.84m x 1.93m),** Fitted desk unit and tall storage cupboard, feature wooden floor, radiator, window to rear.

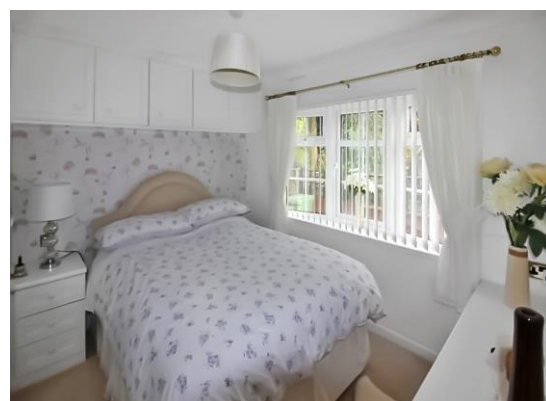
**SHOWER ROOM:** Walk in glass shower cubicle, vanity wash hand basin, close couple WC, extractor fan, window to rear.



**OUTSIDE:** Two car parking spaces on hardstanding with pedestrian access through wrought iron gate, with paved area which continues around the property with two patio areas, level lawn with trees and an enclosed smaller garden area to the rear with some shrubs with a woodland back drop. Propane gas storage cylinders.

**AGENTS NOTE:** Ground rent payable of £226 per month, 10% of the sale price payable to site owners when selling.

**SERVICES:** Mains water, drainage and electricity, propane gas cylinders for central heating.



**Directions:** From Lydney take the A48 to Chepstow passing through Aylburton and then entering Alvington passing the Petrol station on your right and taking the next turning right at the Globe Inn, continue out of the village and take the first road turning right and within a quarter of a mile you will see Clanna Country Park on your left hand side and take your first turning right and the property can be found in front of you with the number on it.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 833333**



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