



Brockhollands Road

Bream, Lydney, GL15 6ND

£399,950



*** VIRTUAL TOUR AVAILABLE *** *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this detached stone property, situated on the edge of Bream village, with far reaching views over the surrounding villages.

The property comprises of, entrance hallway, sitting room with solid fuel fireplace, dining room with feature brick fireplace and wood burner, fitted kitchen, utility room, cloakroom, three bedrooms and family bathroom. Outside there is an attached garage, off road parking and mature gardens.



Entrance Hallway :

Entered via UPVC door, stairs to first floor, radiator.

Sitting Room :

Fireplace with solid fuel fire, radiator, dado rail, half glazed door to hallway, window to front aspect.

Dining Room :

Feature brick fireplace with wood burner, radiator, quarry tile floor, understairs recess with cupboard and bookshelf, serving hatch, double glazed window to front aspect.

Kitchen :

Matching wall and base cabinets, 1.5 bowl sink unit, electric grill and oven, ceramic hob, extractor hood, recess for fridge/freezer, wood panel ceiling, window to rear aspect, double glazed window to side aspect.

Utility Room :

Plumbing for washing machine, plumbing for dish washer, base cabinet, radiator, UPVC door to rear garden, built in cupboard housing oil boiler.

Cloakroom :

Low level WC, wash hand basin, double glazed window to side aspect.

First Floor Landing :

Bedroom 1 :

Period fireplace, over stairs cupboard, built in airing cupboard with hot water tank, windows to front and side aspects with far reaching views.

Bedroom 2 :

Period fireplace, radiator, access to loft space, window to front aspect with far reaching views over neighbouring villages.

Bedroom 3 :

Newly carpeted and re-decorated, radiator, window to side aspect with views.

Bathroom :

Newly installed and comprising of bath with shower over, vanity wash hand basin, low level WC, vinyl flooring, towel radiator, tube light, extractor fan, down lighting.

Outside :

Attached garage having had a new roof, timber doors to the front, courtesy door to the rear garden, concrete floor, power points, two windows to side aspect.

Driveway and twin gates to the left hand side, pedestrian gate and wrought iron work to the front. Lawned gardens lie to the rear with a variety of mature shrubs, trees, greenhouse, storage shed, wildlife pond, patio area, outside water tap, oil tank.

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.

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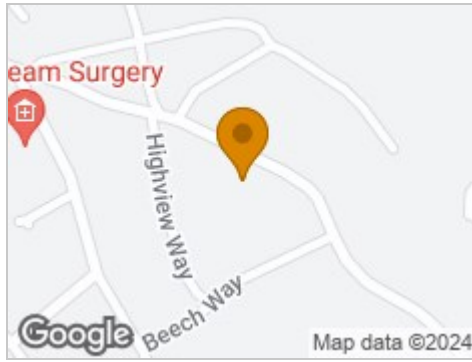
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

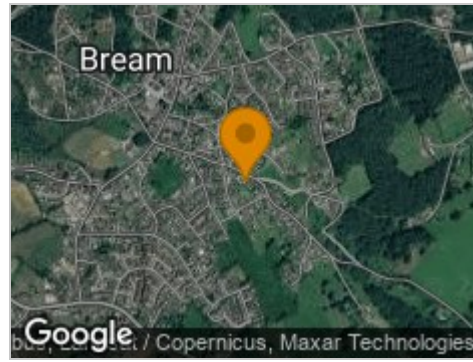
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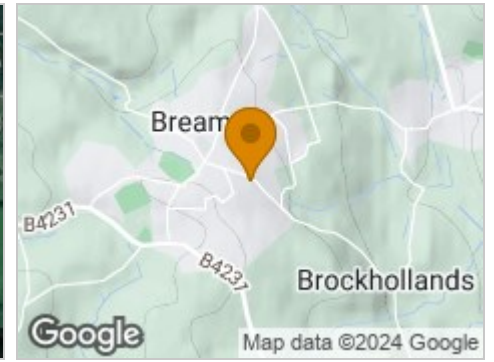
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

- Kitchen: 15'2" x 7'10" (4.64 x 2.40 m)
- Laundry Room: 7'5" x 8'5" (2.27 x 2.59 m)
- WC: 2'11" x 8'5" (0.89 x 2.58 m)
- Hallway: 3'3" x 5'6" (0.99 x 1.70 m)
- Garage: 14'7" x 14'8" (4.47 x 4.49 m)
- Room 1: 11'9" x 13'11" (3.60 x 4.26 m)
- Room 2: 11'4" x 12'8" (3.47 x 3.87 m)

Floor 1

- Bathroom: 5'10" x 4'11" (1.78 x 1.50 m)
- Landing: 2'11" x 6'8" (0.90 x 2.03 m)
- Room 3: 8'6" x 7'10" (2.59 x 2.40 m)
- Room 4: 11'9" x 13'11" (3.60 x 4.24 m)
- Room 5: 11'7" x 12'7" (3.54 x 3.84 m)

Approximate total area⁽¹⁾

1250.92 ft²
116.21 m²

Reduced headroom

4.29 ft²
0.4 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

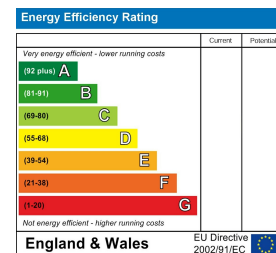
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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