



FREEHOLD

£395,000



PORTHMEOR, NEW ROAD, BREAM, LYDNEY, GL15 6HJ

- LIVING ROOM
- UTILITY
- FAMILY BATHROOM
- SHOWER ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- PARKING
- GARDEN

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PORTHMEOR, NEW ROAD, BREAM, LYDNEY, GL15 6HJ

A SUBSTANTIAL TWO BEDROOM DETACHED BUNGALOW WITH EXCELLENT OFF ROAD PARKING, GARAGE AND GOOD SIZED GARDENS IN A POPULAR AREA IN THE VILLAGE OF BREAM WHICH BENEFITS FROM LOCAL SHOPS, CHEMIST, PUBLIC HOUSE AND DOCTORS SURGERY.

ACCOMMODATION :

RECEPTION HALL:

Wall mounted radiator, wood laminate floor, door to front with screen adjacent.

LIVING ROOM: 18' 2" x 11' 10" (5.53m x 3.60m),

Feature attractive wood burning stove, 2 radiators, wall and centre lights, wood laminate floor, windows to side,

BI-FOLDING DOORS TOO:

KITCHEN: 12' 6" x 9' 6" (3.81m x 2.89m),

Extensive range of base and eye level storage units worktop space incorporating single drainer sink unit and fitted double electric oven, grill, chimney extractor hood, four ring ceramic hob, combination microwave fridge freezer and dishwasher, wall mounted radiator, window to side and rear, views over garden and out to surrounding countryside.

UTILITY: 13' 0" x 10' 9" (3.96m x 3.27m),

Extensive range of base and eye level storage units worktop space incorporating single drainer stainless steel sink unit with hot and cold taps over, fitted automatic washing machine, radiator, windows to side and rear, door to rear.



SHOWER CLOAKROOM: Lobby with radiator, wall mounted storage cupboard. Wet room with dual shower unit, curtain and rail, close coupled WC, wash hand basin, wall mounted electric heater and extractor fan.

BEDROOM ONE: 12' 8" x 11' 6" (3.86m x 3.50m), Radiator, window to front.

BEDROOM TWO: 11' 9" x 10' 9" (3.58m x 3.27m), Radiator, window to front.

FAMILY BATHROOM: With freestanding bath, shower cubicle, close coupled WC, vanity wash hand basin, ladder radiator, laminate floor, recess spotlighting, extractor fan, wall mounted electric room heater.



OUTSIDE: Property is accessed via double wooden gates on to tarmacadam hard standing having parking for 6 plus vehicles and access to single garage with lightweight up and over door, power lighting and overstore facility. Good sized contoured gardens mainly laid to lawn with shrubs and patio area, views out to surrounding countryside

Services: mains water, drainage and electricity, heating system is electric.

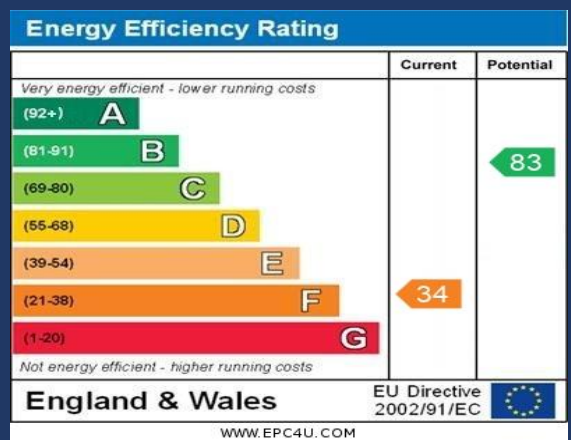
THE SERVICES AND HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.



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.

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