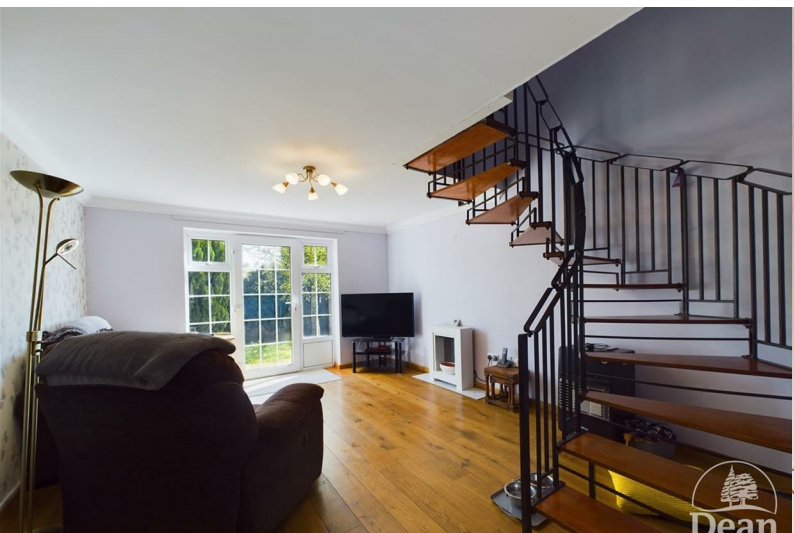




22 Puzzle Close

Bream, Lydney, Gloucestershire, GL15 6HE

£207,500



VIRTUAL TOUR AVAILABLENO ONWARD CHAIN*** This delightful property boasts a cosy lounge, perfect for relaxing or entertaining guests, the kitchen is modern with many integrated appliances. This home exudes character and warmth, offering a unique charm that sets it apart. The newly renovated bathroom, completed in January 2024, adds a touch of modern luxury to this classic abode. With two bedrooms, there's ample space for a small family or guests to stay over.

There is ample off road parking with space for two vehicles. The front and rear gardens are beautifully presented, providing a tranquil outdoor space to enjoy the sunshine.

Whether you're looking for your first home or a buy to let investment, this property offers the perfect blend of comfort and style.



Approached via composite front door with UPVC double glazed frosted window into:

Entrance Hallway:

7'9" x 4'5" (2.37m x 1.36m)

Heated towel rail, consumer unit, power and lighting, opening into kitchen and door into lounge.

Kitchen:

7'11" x 7'9" (2.42m x 2.38m)

A range of wall units and base units, induction Neff hob, eye level double oven with a microwave, integrated washing machine, integrated dishwasher, sink with drainer unit, UPVC double glazed window to front aspect, boiler, power and lighting.

Lounge/Diner:

15'9" x 12'5" (4.81m x 3.80m)

Dimmer lighting and power, UPVC double glazed door into garden, UPVC double glazed windows to rear aspect, wooden flooring, radiator. spiral staircase to first floor.

First Floor Landing:

7'7" x 3'1" (2.32m x 0.96m)

Mezzanine balcony landing, smoke alarm, loft

access with lighting and partial boarding, lighting and power, doors to both bedrooms and bathroom.

Bedroom One:

10'5" x 7'9" (3.20m x 2.38m)

Fitted mirrored wardrobe, UPVC double glazed window to rear aspect, double panelled radiator, power and lighting.

Bedroom Two:

12'6" x 7'11" (3.83m x 2.42m)

UPVC double glazed windows to front aspect, built in storage cupboard, double panelled radiator, power and lighting.

Bathroom:

7'6" x 4'10" (2.30m x 1.48m)

W.C., wash hand basin with wall mounted shelf and mirror above, bath with rainfall showerhead and glass shower screen, tiled walls, heated towel rail, extractor fan, shaver point, mirrored cabinet, lighting.

Outside:

The front of the property is laid to lawn, there is ample off road parking to the side of the property and side access to the rear garden.

The rear garden is mainly laid to lawn with mature shrubs bordering the garden. There is a private patio area with space for seating, perfect for those summer evenings. The property includes a large wooden shed with lighting and bin store to the rear. There are outdoor sockets to the rear as well.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. 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



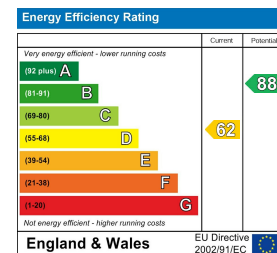
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.