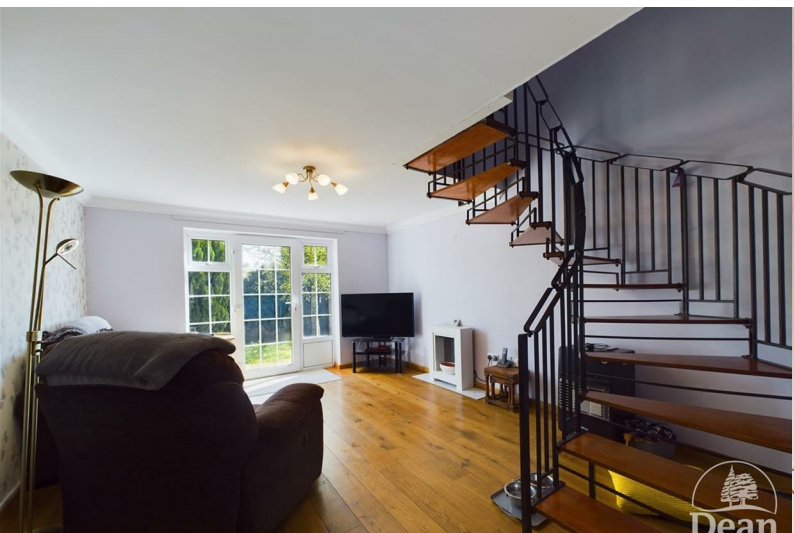




22 Puzzle Close

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.



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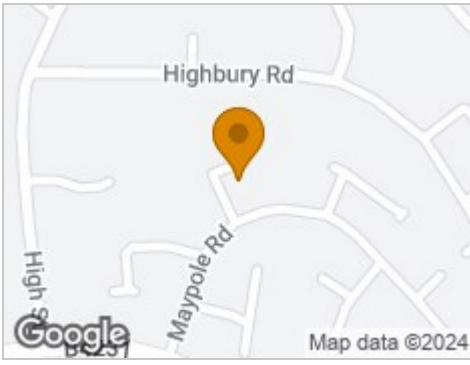
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Road Map



Hybrid Map



Terrain Map



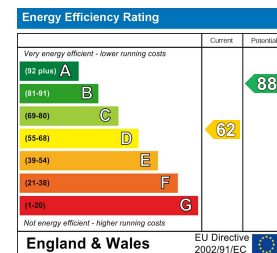
Floor Plan



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



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