



Glenhalda Forest Road

Bream, Lydney, GL15 6LX

£270,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are thrilled to present to the market this three bedroom end terrace cottage offering floods of character throughout. This property offers a sizeable lounge/diner with views into the garden, a cottage style kitchen, family bathroom and three good sized bedrooms. Outside you will find an enclosed garden with outbuildings and off road parking for two vehicles.

Glenalda is situated in Bream where you will find woodland walks on your doorstep, a close proximity to convenience stores, a pharmacy, cafes and a free house. Bream is just a short drive away from the towns of Coleford and Lydney where you will find a large variety of supermarkets, doctors surgeries, independent businesses, free houses and amazing transport links.

This property must be viewed!



Approach via a UPVC front door into:

Entrance Porch:

7'6 x 3'10 (2.29m x 1.17m)

Boiler, wooden door into kitchen.

Kitchen:

10'10 x 11'10 (3.30m x 3.61m)

A range of eye level and base units, gas five ring hob, electric oven, space for washing machine space for tumble drier, one and a half sink with drainer unit and mixer tap. LED spotlights and power, consumer unit. Double glazed upvc window to side aspect

Lounge/Diner:

23'10 x 12'0 (7.26m x 3.66m)

Double glazed upvc window to front aspect, double glazed upvc patio doors to garden, open fireplace with stone surround, two single panelled radiators, power and lighting, stairs to first floor, storage cupboard, smoke alarm.

Bedroom One:

10'2 x 12'11 (3.10m x 3.94m)

Double glazed upvc window to front aspect, single panelled radiator, power and lighting, loft hatch, wooden double glazed window to rear aspect.

Bedroom Two:

7'4 x 8'10 (2.24m x 2.69m)

Double glazed upvc window to front aspect, built in storage over the stairs, wooden flooring, power and lighting.

Bedroom Three:

7'1 x 9'1 (2.16m x 2.77m)

Double glazed upvc window to front aspect, wooden flooring, power and lighting, single panelled radiator.

Bathroom:

6'1 x 9'2 (1.85m x 2.79m)

W.C, bath with overhead electric shower, loft hatch, double glazed frosted upvc window, hand wash basin with wall mounted mirror above, extractor fan, single panelled radiator

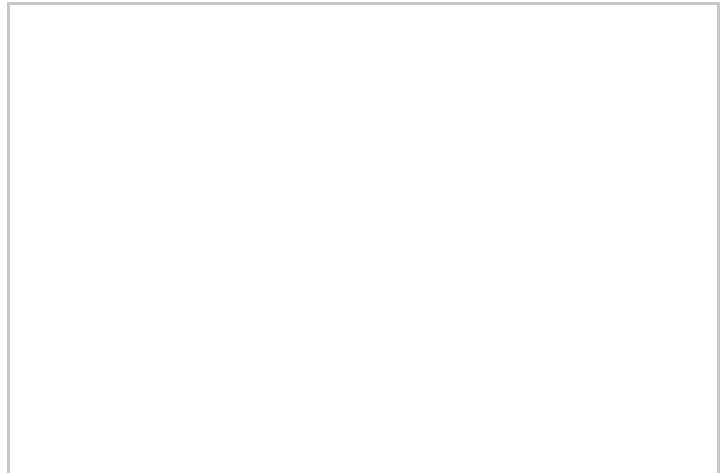
Outside:

A private, laid to lawn enclosed garden with views onto the green. Enclosed by mature shrubs and fencing. Space for garden furniture and access into the outbuildings.

Outbuilding:

15'8 x 8'9 (4.78m x 2.67m)

A large outbuilding perfect for storage with power and lighting. Door into wood store.



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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 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



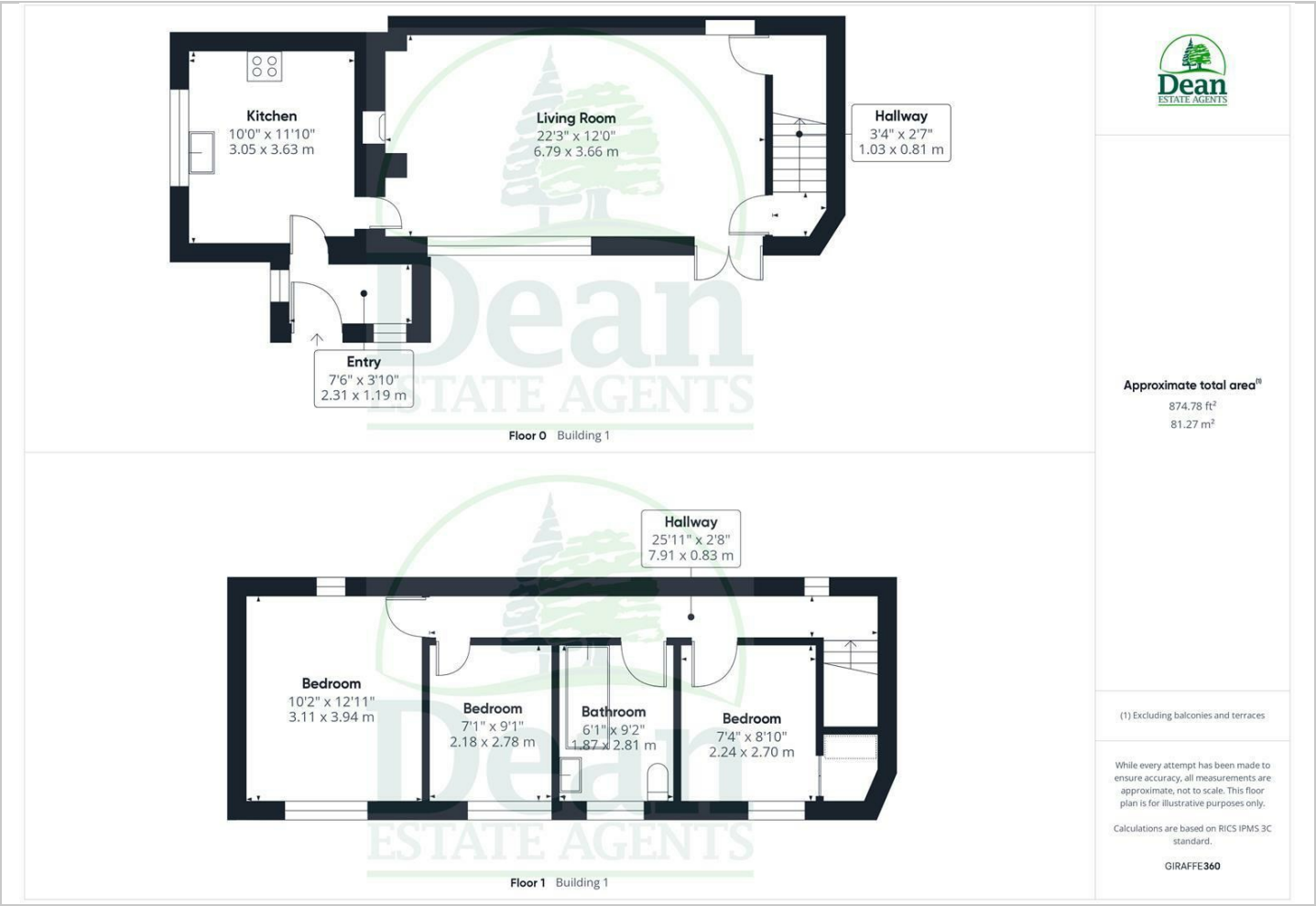
Hybrid Map



Terrain Map



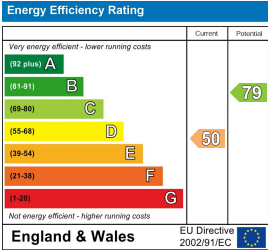
Floor Plan



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



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