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Elmwood, Highview Way, Bream, GL15 6JL

Guide Price £269,000



FREEHOLD

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A BEAUTIFULLY PRESENTED HIGHLY SPECIFIED DETACHED TWO BEDROOM BUNGALOW SITUATED IN A QUIET POSITION IN THIS WELL SERVED VILLAGE WITH VIEWS IN PART

Property Description

The village of Bream benefits from a Post Office, Doctors surgery, Primary School, Public House, several shops, Library, Cricket Club and Rugby Club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of Shops, Banks, building societies and supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

STORM PORCH: to

ENTRANCE HALL:

KITCHEN/DINING ROOM/LOUNGE: 18' 4" x 16' 5" (5.58m x 5.00m), luxury appointed with an extensive range of colour coded base and eye level units, worktop space, tiled splashbacks, double bowl sink unit, extractor hood, concealed fridge/freezer, dishwasher and larder, Karndean flooring, bi-fold doors to patio and garden, window to front.

UTILITY: 5' 8" x 5' 5" (1.73m x 1.65m), worktop space, sink unit, plumbing for automatic washing machine, power points.

BATHROOM: 6' 6" x 6' 4" (1.98m x 1.93m), fitted with a luxury three piece suite comprising wash hand basin, WC, panelled bath with shower over and screen, tiled walls.

BEDROOM ONE: 10' 10" x 9' 9" (3.30m x 2.97m), window to front, loft access via drop ladder to generous loft space.

BEDROOM TWO: 10' 9" x 8' 3" (3.27m x 2.51m), window to rear.

OUTSIDE: to the front a brick paved tandem driveway providing off road parking for two vehicles, a brick retaining wall surrounds the property. To the rear an enclosed level garden area with paved patio area, electric car charging point, lighting, enclosed by close boarded fencing.

AGENT NOTE: AA rating new build of extremely high specification to include triple glazing, climate-controlled heating system, CCTC & alarm system.

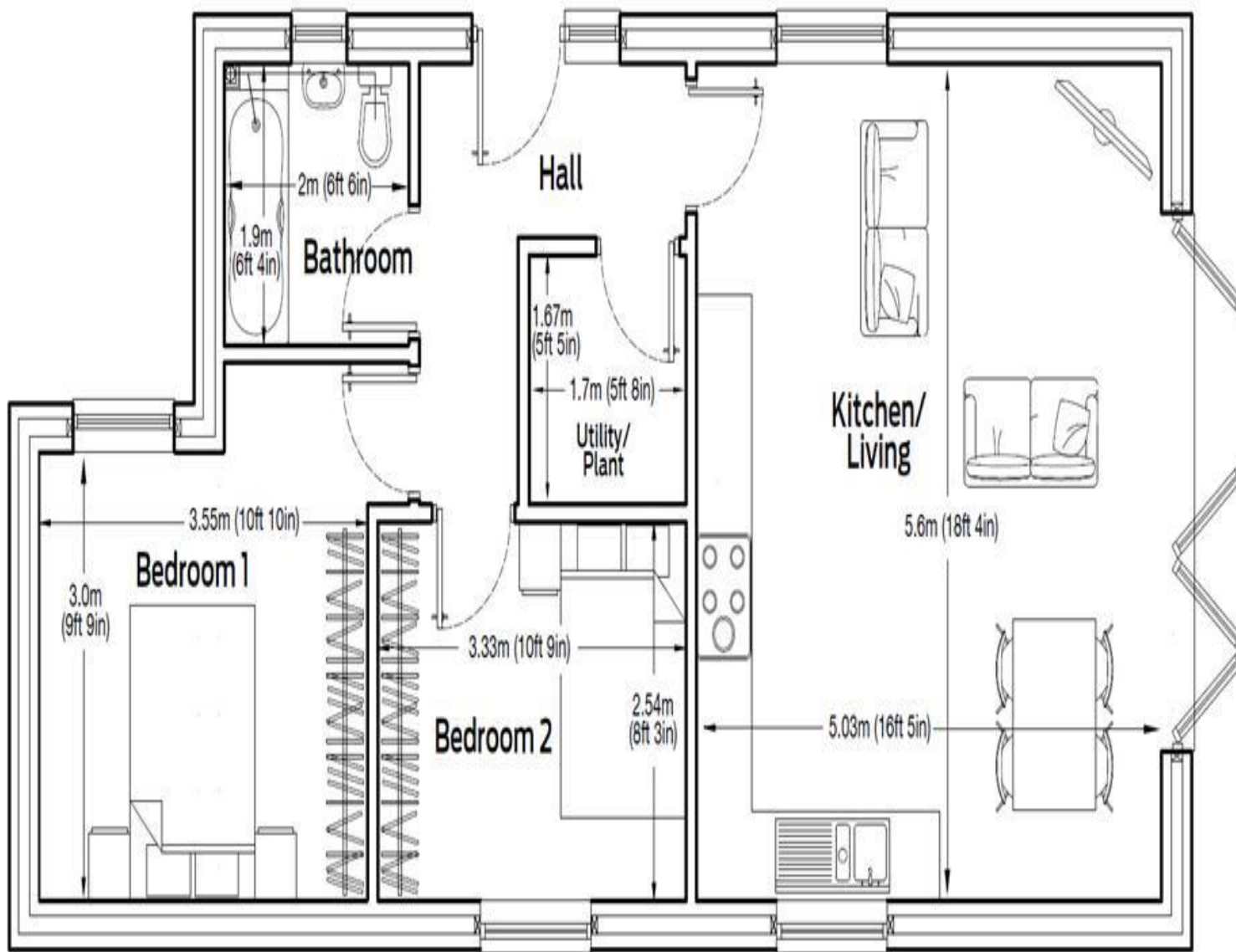
SERVICES: to be confirmed.

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS

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IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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