



## Methley House Montpellier Road

Bream, Lydney, GL15 6LZ

£330,000





**\*\*VIRTUAL TOUR AVAILABLE\*\*** DEAN ESTATE AGENTS are pleased to offer for sale this Stone Built Three Bedroom Detached Cottage located next to woodlands and situated on the fringes of the popular village, Bream.

The property comprises of: Three Bedrooms, Kitchen, Dining Room, Lounge, Downstairs W.C, Family Bathroom and Enclosed Generous Gardens.

Bream is a quiet village with its own Primary School, Convenience Stores, Dr's Surgery, Fish & Chip Shop, Public House, Florist, Post Office, Rugby/Football Club & Cricket Club. Located close to Lydney Town being approximately 2 miles away, which has a wide range of facilities that include Primary and Secondary Schools, Local Shops and Supermarkets, Banks and Building Societies, Restaurants and Public Houses, Sports Centre and Gymnasiums, Doctors Surgeries and Hospital, Golf Course and Outdoor Swimming Pool and Train Station. Closely located to woodland and country walks which are located within a very short walk away.



The property is accessed via a double glazed stable

#### Kitchen

9'6" x 9'1" (2.92m x 2.79m)

Range of fitted wall, base and drawer mounted units, one and a half bowl Belfast sink unit with hot and cold taps over, space for Rangemaster cooker with cooker hood above, exposed stone walling, space for fridge and freezer, space for washing machine, radiator, front aspect UPVC double glazed window.

#### Dining Room

11'8" x 12'1" (3.56m x 3.70m)

Feature fireplace with wood burner inset, power points, space for dining table and chairs, radiator, stairs to the first floor, front aspect UPVC double glazed window. Door into:

#### W.C

6'1" x 3'8" (1.87m x 1.13m)

Low level W.C, pedestal wash hand basin, extractor fan, tiled walls, side aspect UPVC double glazed window.

#### Lounge

12'2" x 12'3" (3.73m x 3.75m )

Exposed stone fireplace with stone hearth, radiator, power points, front aspect UPVC double glazed window. Front aspect UPVC double glazed stable door.

FROM DINING ROOM, STAIRS LEAD TO FIRST FLOOR

#### Landing

Radiator, power points. Door into:

#### Bedroom One

12'5" x 12'1" (3.81m x 3.70m)

Radiator, power points, access to loft space, front aspect UPVC double glazed window.

#### Bedroom Two

7'10" x 9'3" (2.39m x 2.83m )

Radiator, power points, front aspect UPVC double glazed window.

#### Bedroom Three

9'7" x 6'10" (2.94m x 2.10m)

Radiator, power points, front aspect UPVC double glazed window.

#### Bathroom

Freestanding bath tub with shower attachment over, close coupled W.C, pedestal wash hand basin, radiator, side aspect UPVC double glazed window.

#### Outside

The property has generous front gardens which are enclosed, mostly laid to lawn and having various shrubs. There are views over surrounding woodland, various outbuildings and is directly opposite forest walks.

Services - Mains water, mains electric, mains drainage, oil.

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

Tenure - Freehold.





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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.



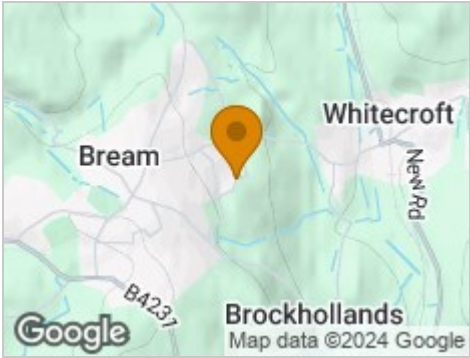
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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