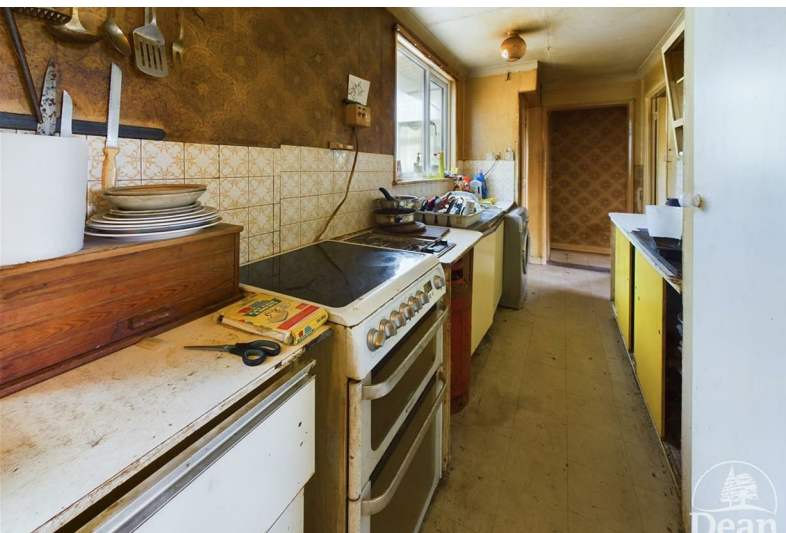




## The Brambles Hewelsfield Lane

St. Briavels, Lydney, GL15 6TR

Offers In The Region Of £250,000





Located on a corner plot in the sought after, historical village of St. Briavels is this three bedroom, two reception room detached bungalow with the most super size plot and double garage. We believe the property is of timber framed construction and will need complete refurbishment or demolition for a replacement dwelling subject to planning permission.

Take a look through the Virtual Tour to appreciate the condition and room sizes, the aerial photographs will show the plot size and location and the sale of the property is with no on-going chain.

As with most property, if you are looking to raise finance against the property, please check with your surveyor or lender that the property is suitable for lending purposes.



Entrance Porch;

Entrance Hall;

2'10" x 3'3" (0.88m x 1.00m)

L shaped with doors to rooms.

Kitchen;

13'1" x 5'11" (4.01m x 1.82m)

Rear aspect windows.

Utility Room;

8'1" x 9'8" (2.48m x 2.97m)

Conservatory;

54'0" x 12'11" (16.46m x 3.96m )

Spanning the width of the bungalow and built of UPVC and double glazed windows.

Lounge;

11'1" x 14'0" (3.39m x 4.28m)

Front aspect.

Dining Room;

9'9" x 13'2" (2.98m x 4.03m)

Front Aspect,

Inner Hallway;

Door to bedrooms.

Bedroom One;

10'10" x 9'2" (3.31m x 2.81m )

Front aspect.

Bedroom Two;

8'11" x 10'8" (2.73m x 3.27m)

Front aspect.

Bedroom Three;

7'6" x 9'0" (2.29m x 2.75m)

Rear aspect.

Bathroom;

7'8" x 5'6" (2.35m x 1.68m)

Rear aspect.

Outside;

The gardens are of a super size to both the front and rear, with level grounds and off road parking for several vehicles.

Double Garage;

With twin up and over doors, one having an electric opening door.

Agents Note;

The property is of timber frame construction as advised in the Energy Performance Certificate.

Village Life;

The village has one pub, The George, a junior school, a church, two chapels, a doctors' surgery and a small village shop and delicatessen called The Pantry.

The Pavillion/recreation ground and Assembly rooms both host the abundance of local clubs and activity providers, all very popular with residents of all ages and abilities. A well established monthly 'Local Produce and Suppliers Market', a local farmers' market offering a fine selection of organic vegetables, rare breed pedigree pork, award-winning local cheeses, cider, wine, honey and a range of delicacies.

Each year the village comes together for various long time traditions, the ever popular village carnival held on the recreation grounds have

visitors travelling from afar to take part and watch the brilliantly decorated floats parade around the village. The most interesting celebration held at the castle every year is the famous 'St Briavels Bread and Cheese Dole' the tradition is said to date back to the time of Miles de Gloucester, 1st Earl of Hereford (then lord of the Forest of Dean) in the 12th century. Each year on Whit Sunday bread and cheese is thrown from the wall of the castle to local 'Dole Claimers' dressed in medieval costume.



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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



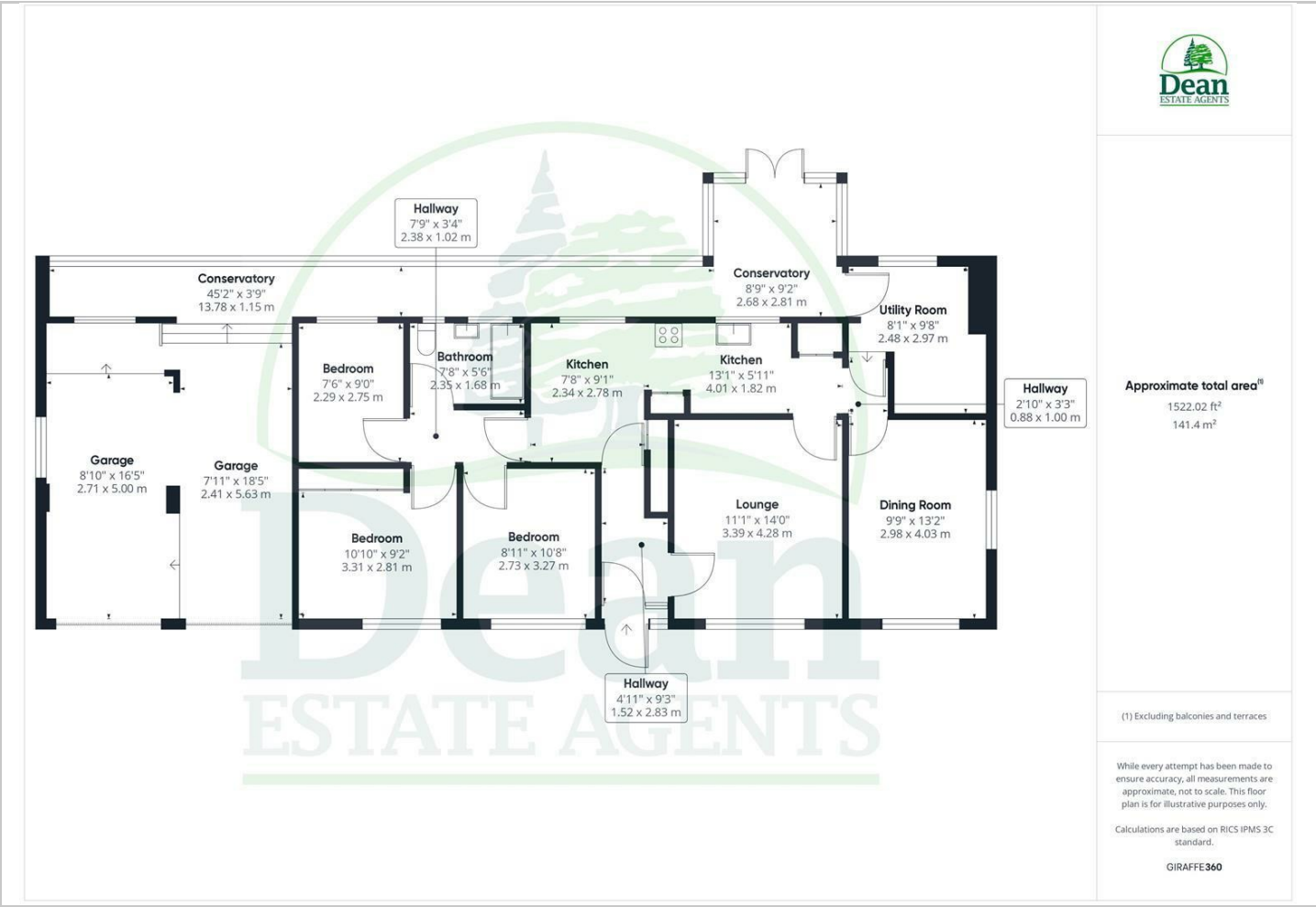
Hybrid Map



Terrain Map



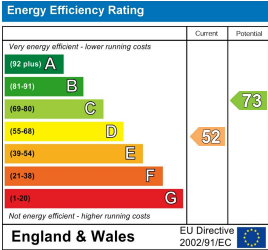
Floor Plan



Viewing

Please contact our 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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