



## 1 Westward House Parkend Road

Bream, Lydney, GL15 6JT

£215,000





Dean Estate Agents are pleased to offer with 'No Onward Chain' this Charming Semi-Detached Stone Cottage with Character Features. The accommodation comprises of: Lounge, Kitchen/Dining Room, Two First Floor Bedrooms and Bathroom. Second floor Loft Room with under-eaves storage. Situated in the Village of Bream offering Good Village Amenities and Woodland Walks a Short Walk Away.

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.



#### Lounge:

14'2" x 11'9" (4.32m x 3.60m)

Feature stone fireplace with wood burner inset, solid oak flooring, wall light points, power points, TV point, telephone point, front aspect window.

#### Kitchen/Diner:

15'0" x 11'0" (4.59m x 3.36m)

A range of base kitchen units with granite worktop and Belfast sink, tiled flooring, cooker with electric hob and extractor canopy above, feature fireplace with wood burner, tiled flooring, radiator, rear aspect window. stairs to first floor. Door leading to the rear patio.

#### First Floor Landing:

Window with rear aspect. doors to bedrooms one, two and bathroom and stairs to first floor.

#### Bedroom One:

12'1" x 11'10" (3.70m x 3.63m)

Feature fireplace, ceiling light, radiator, power points, TV point, front and side aspect windows.

#### Bedroom Two:

8'3" x 5'1" (2.52m x 1.56m)

Radiator, ceiling light, power points and side aspect window.

#### Bathroom:

7'11" x 5'5" (2.43m x 1.67m)

White suite comprising wooden panelled bath with shower attachment over, pedestal wash basin, low level W.C, radiator and rear aspect window.

#### Loft Room:

14'10" x 11'10" (4.53m x 3.62m)

Exposed beams, wooden floorboards, eave storage space, TV points, power points, and side aspect window.

#### Outside:

To the front of the property a pedestrian gate gives access to a shared pathway and canopied entrance. A shared driveway gives access to allocated off road parking.

The rear garden in an enclosed low maintenance courtyard garden with a seating area, laundry room and side access gate.



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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.

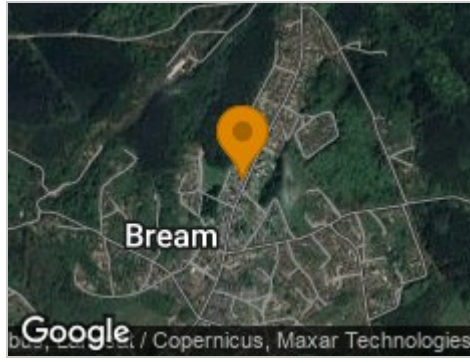
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map



## Hybrid Map



## Terrain Map



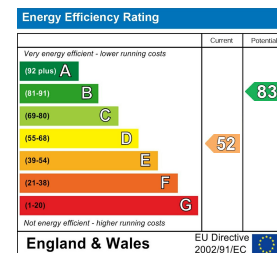
## Floor Plan



## 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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