



Highbury Road

Bream, Lydney, GL15 6EE

£209,950



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are happy to advertise 'For Sale' this three bedroom semi detached property situated in the popular village of Bream.

The property benefits from entrance hallway, sitting room, kitchen/diner, three bedrooms, family bathroom, driveway with off road parking for three vehicles, lawned rear garden, gas central heating and double glazing.



Entrance Hall:

6'3" x 5'7" (1.91m x 1.71m)

Entered via UPVC door, stairs to first floor, radiator.

Lounge:

8'9" x 11'3" (2.68m x 3.43m)

Open fireplace with wood surround, double glazed French doors to rear, radiator.

Kitchen/Dining Room:

10'5" x 17'5" (3.19m x 5.31m)

Matching base cabinets, sink unit, gas hob, electric oven, extractor hood, plumbing for washing machine, recess for fridge/freezer, wall mounted gas boiler, understairs cupboard, tiled floor, double glazed window to front aspect, double glazed door to side.

Dining Area:

Mock fireplace, laminate flooring, radiator, double glazed window to rear aspect

First Floor Landing:

2'11" x 6'7" (0.89m x 2.01m)

Double glazed window to front aspect.

Bedroom One:

10'5" x 11'2" (3.18m x 3.41m)

Built in cupboard with radiator and shelving, radiator, double glazed window to rear aspect.

Bedroom Two:

8'10" x 7'2" (2.71m x 2.20m)

Radiator, double glazed window to rear aspect.

Bedroom Three:

5'6" x 9'8" (1.69m x 2.97m)

Built in over stairs cupboard, radiator, double glazed window to front aspect.

Bathroom:

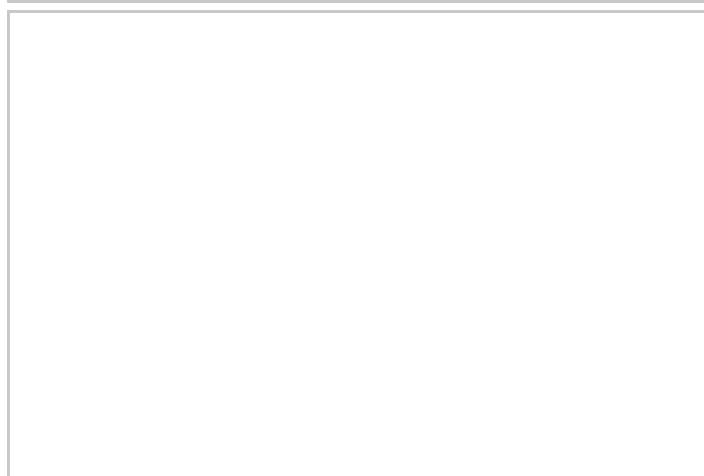
5'3" x 5'10" (1.62m x 1.80m)

Bath with shower attachment, low level WC, wash hand basin, towel radiator, tiled walls, tiled floor, double glazed window to side aspect.

Outside:

Gravelled driveway with parking for three vehicles, side gate access to rear garden which is laid to lawn, garden shed.

Tel: 01594 368202



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

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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.

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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.

A map snippet from Google Maps showing a street intersection. A red pin is placed on a street, and the label 'Highbury Rd' is visible to the left of the pin. The Google logo and 'Map data ©2025' are at the bottom.

A map showing the location of Brockholla. A red pin marks the location of B. n. The road B4231 is visible. The map is credited to Google, with map data from 2025.

Entrance Hall
6'3" x 5'7"
1.91 x 1.71 m

Lounge
8'9" x 11'2"
2.68 x 3.43 m

Kitchen/Dining Room
10'5" x 17'5"
3.19 x 5.31 m

Floor 0

Approximate total area⁽¹⁾

616.67 ft²

57.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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