



Highbury Road

Bream, Lydney, GL15 6EE

£275,000



Dean Estate Agents are proud to offer 'For Sale' this extended semi detached property situated in the popular village of Bream.

The property benefits from entrance hallway, sitting room, lounge, fitted kitchen, hallway, ground floor bedroom, wet room, three bedrooms to the first floor, family bathroom, gas central heating and double glazing.

The extension was purpose built for an elderly relative needing a ground floor bedroom/living room and wet room. So for the purpose of this the property ideally lends itself for dual family living or disabled.



Entrance Hallway :

3'7" x 10'2" (1.11 x 3.11)

Entered via UPVC door, built in cupboard with shelving, stairs to first floor, double glazed window to front aspect.

Sitting Room :

11'9" x 9'9" (3.59 x 2.99)

Ceramic tiled fireplace, radiator, picture rail, double glazed window to front and side aspects.

Lounge :

11'4" x 14'0" (3.47 x 4.28)

Ceramic tiled fireplace (blocked off), radiator, picture rail, double glazed windows to front and rear aspects.

Kitchen :

11'8" x 12'3" (3.58 x 3.75)

Matching wall and base cabinets, sink unit, plumbing for washing machine, electric oven/grill, four ring gas hob, radiator, vinyl flooring, tiled splash backs, two double glazed windows to rear aspect, door to single storey extension.

Ground Floor Bedroom :

9'3" x 12'4" (2.82 x 3.78)

Radiator, double glazed French doors to outside, access to loft space, double glazed window to front aspect.

Wet Room :

4'10" x 8'7" (1.48 x 2.64)

Shower, WC, wash hand basin, waterproof flooring, splash panel walls, towel radiator, double glazed window to side aspect.

First Floor Landing :

5'8" x 12'4" (1.74 x 3.77)

Storage cupboard, radiator, double glazed window to rear aspect.

Bedroom 1 :

9'5" x 14'0" (2.89 x 4.28)

Built in cupboard with gas boiler, radiator, double glazed window to front and rear aspects.

Bedroom 2 :

11'10" x 8'8" (3.63 x 2.65)

Fitted cupboard, exposed floorboards, radiator, double glazed window to front aspect.

Bedroom 3 :

8'10" x 7'4" (2.71 x 2.26)

Radiator, double glazed window to side aspect.

Family Bathroom :

8'9" x 4'8" (2.69 x 1.43)

Bath with shower over, WC, wash hand basin, extractor fan, radiator, double glazed window to rear aspect.

Outside :

The property stands in a large corner plot laid mainly to lawn with decorative slate either side of the front path leading to the front door. Adjacent to the extension is a patio. There are two wooden sheds, apple tree's and an area that was once a vegetable plot.



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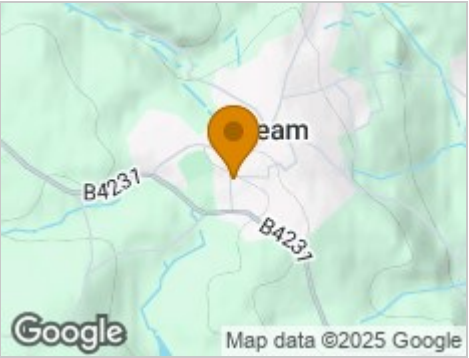
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹⁾

1087.05 ft²
100.99 m²

Reduced headroom

1.61 ft²
0.15 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

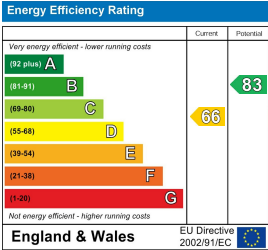
Calculations are based on RICS IPMS 3C standard.

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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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