



## Highbury Road

Bream, Lydney, GL15 6EF

£199,950





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* \*\*\*NO ONWARD CHAIN\*\*\*

Main photo shows rear of the property.

Dean Estate Agents are pleased to offer "For Sale" this good size mid terraced house, situated in the popular village of Bream. The property has a Living room/Kitchen, Sitting Room, downstairs WC, 3 Bedrooms and Shower Room. There is a good size garden to the rear and a smaller front garden.

Within easy walking distance to the shops and school.



#### Entrance Hall :

4'5" x 5'10" (1.36 x 1.79)

Upvc door, stairs to first floor.

#### Sitting Room :

9'6" x 11'1" (2.90 x 3.38)

Double glazed window to rear, radiator, ceramic fireplace.

#### Cloakroom :

2'6" x 4'7" (0.77 x 1.42)

Double glazed window to front, high level WC, radiator.

#### Living Room/Kitchen :

11'0" x 17'3" (3.36 x 5.28)

Sink unit with base storage cupboard, electric cooker point, built in understairs cupboard, airing cupboard, further built in storage cupboard, ceramic tiled fireplace, wall mounted gas boiler, double glazed windows to front and rear aspects, radiator.

#### Side Hallway :

5'0" x 17'4" (1.54 x 5.29)

Upvc doors to front and rear gardens, fitted

cupboard, double glazed window to rear, consumer unit.

#### First Floor Landing :

10'10" x 5'8" (3.31 x 1.75)

Double glazed window to front, radiator, access to loft, built in cupboard.

#### Bedroom 1 :

14'5" x 9'1" (4.41 x 2.77)

Double glazed window to rear, radiator, built in wardrobe.

#### Bedroom 2 :

9'7" x 11'3" (2.94 x 3.44)

Double glazed window to rear, radiator, built in wardrobe.

#### Shower Room :

6'0" x 5'11" (1.85 x 1.82)

Shower cubicle, low level WC, vanity wash hand basin, double glazed window to front, radiator.

#### Bedroom 3 :

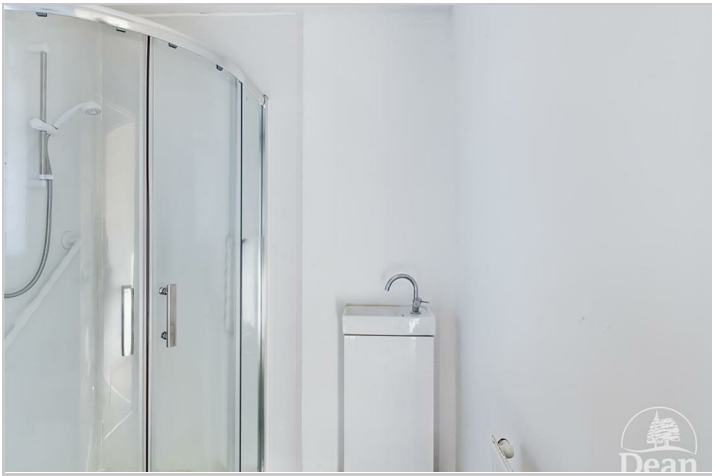
8'2" x 8'0" (2.49 x 2.45)

Double glazed window to front, radiator.

#### Outside :

Tel: 01594 368202

Pedestrian gate gives access to the front garden.  
Rear garden is enclosed by fenced boundry, wooden garden shed, small brick built shed, and lawns.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area<sup>®</sup>  
825.39 ft<sup>2</sup>  
76.68 m<sup>2</sup>

(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.

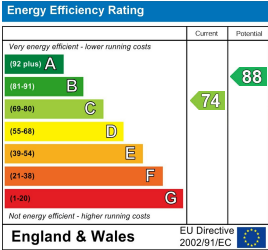
Calculations are based on RICS IPMS 3C standard.

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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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