



The Cottage High Street

Bream, Lydney, GL15 6EQ

£180,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are proud to offer this sizable two bedroom semi-detached property to the market. MUST BE VIEWED AND NO ONWARD CHAIN!!!

The village of Bream benefits from a post office, doctors surgery, primary school, public house, several shops, library, cricket club and rugby club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of shops, banks, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.



Accessed via neighbouring property from roadside:

Approached via UPVC double glazed door:

Dining Room:

12'4 x 11'10 (3.76m x 3.61m)

Large space, open fire place. Double glazed UPVC windows to front aspect.

Living Room:

11'4 x 11'9 (3.45m x 3.58m)

Large UPVC double glazed window to front aspect, carpeted. Double panelled radiator and electrical switch board.

Hallway:

7'4 x 11'10 (2.24m x 3.61m)

Large bright and open stairwell with exposed beam and potential for storage underneath. Double panelled radiator.

Kitchen:

6'10 x 11'10 (2.08m x 3.61m)

Electric oven and hob. Space for washing machine, built in 1/2 size dishwasher, boiler and sink with drainer. Space for fridge/freezer.

Double panelled radiator, large double glazed UPVC windows to front aspect.

Bathroom:

7'0 x 5'4 (2.13m x 1.63m)

Electric shower, wash hand basin, w/c, single panelled radiator and frosted window to the rear.

Bedroom One:

11'5 x 11'1 (3.48m x 3.38m)

Large double bedroom with UPVC double glazed window to front aspect. Loft hatch.

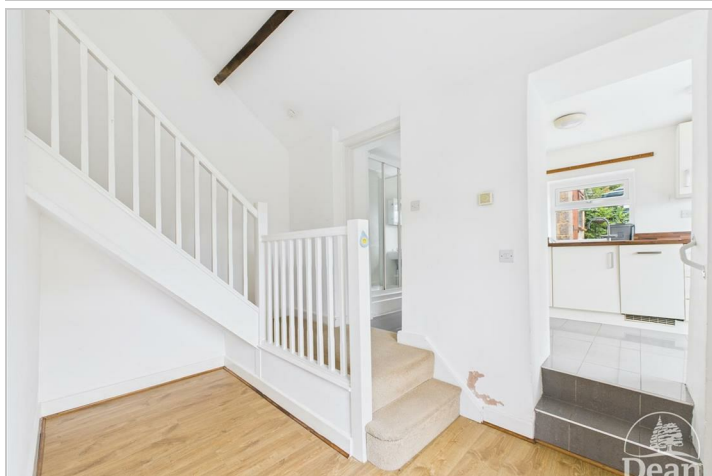
Bedroom Two:

11'7 x 8'7 (3.53m x 2.62m)

Double bedroom with double glazed UPVC window to front aspect.

Outside:

Courtyard area to the front of the property laid with Astro Turf. The rear garden is access via path through neighbouring garden, as shown on the outlined photograph.



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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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

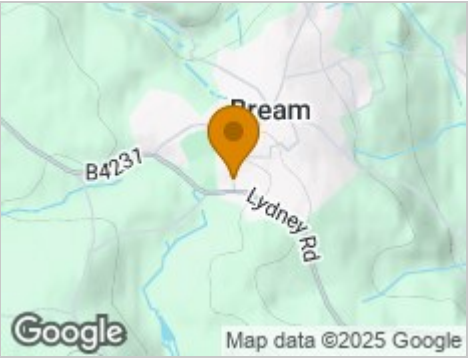
Road Map



Hybrid Map



Terrain Map



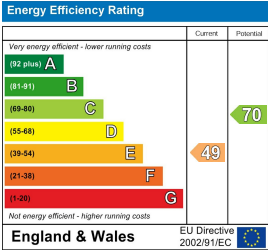
Floor Plan



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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