



FREEHOLD

£275,000



**WOODLANDS VIEW, BOWSON SQUARE, BREAM, LYDNEY,
GLOUCESTERSHIRE, GL15 6LB**

- THREE BEDROOMS
- IN NEED OF RENOVATION
- MASSES OF POTENTIAL
- RURAL LOCATION
- ALL MAINS SERVICES
- TWO RECEPTION ROOMS
- LARGE MATURE GARDEN
- GARAGE & PARKING
- OPPOSITE WOODLAND

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WOODLANDS VIEW, BOWSON SQUARE, BREAM, LYDNEY, GLOUCESTERSHIRE, GL15 6LB

AN ATTRACTIVE THREE BEDROOM SEMI-DETACHED COTTAGE IN A RURAL LOCATION BEING OPPOSITE OPEN WOODLAND IN A QUIET BACKWATER. ALTHOUGH REQUIRING RENOVATION, IT OFFERS AN ALL TOO RARE OPPORTUNITY FOR SOMEONE TO PUT THEIR MARK ON THIS HIDDEN GEM.

The Village of Bream has become increasingly popular with people travelling out from such centres as Bristol. Bream has a good range of facilities including Primary School, Health Care, Chemist, Coffee House and local Stores.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Living Room: 11' 9" x 11' 4" (3.58m x 3.45m),
Fireplace, window to front, radiator.

Lounge: 11' 6" x 11' 4" (3.50m x 3.45m),
Fireplace, window to front, radiator.

Kitchen: 11' 11" x 9' 7" (3.63m x 2.92m), Door
and window to rear, sink unit.



Bathroom: Two piece suite, window, radiator.

W.C.: W.C.

First floor stairs to -

Landing:



Bedroom One: 11' 6" x 11' 4" (3.50m x 3.45m),
Radiator, windows to front and rear, fireplace.

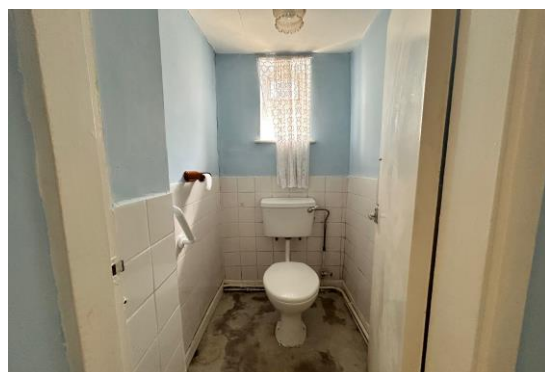
Bedroom Two: 11' 9" x 11' 4" (3.58m x 3.45m),
Radiator, window to front, leads to -

Bedroom Three: 11' 4" x 9' 11" (3.45m x 3.02m),
Radiator, window to front.

Wash Room: Accessed from outside but could easily be incorporated into the rest of the property, window to front and original bread oven.

Outside: Gravel to front and side with garage, lawned area, vegetable plot, lovely views towards the forest.

Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



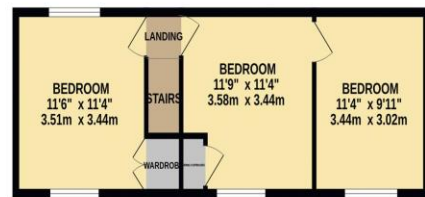
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

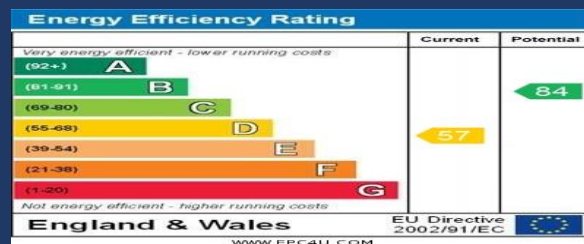


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982