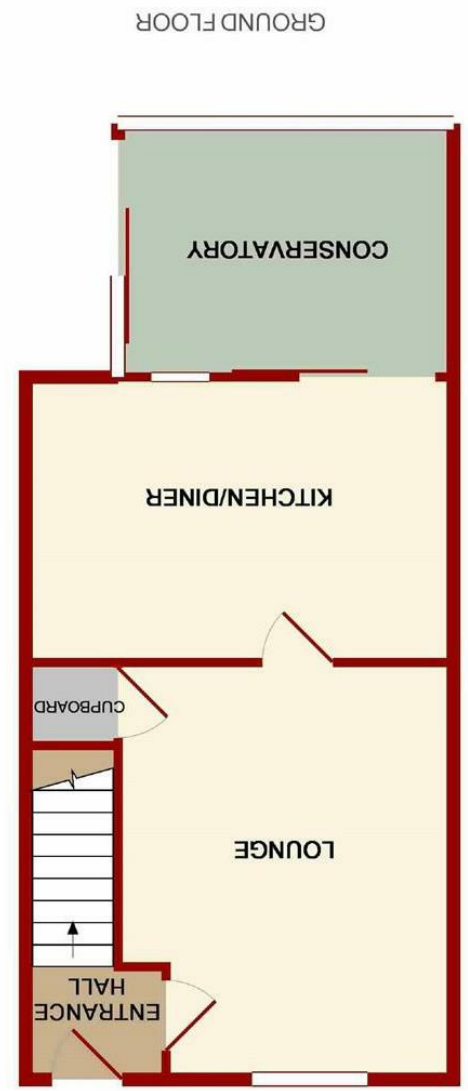
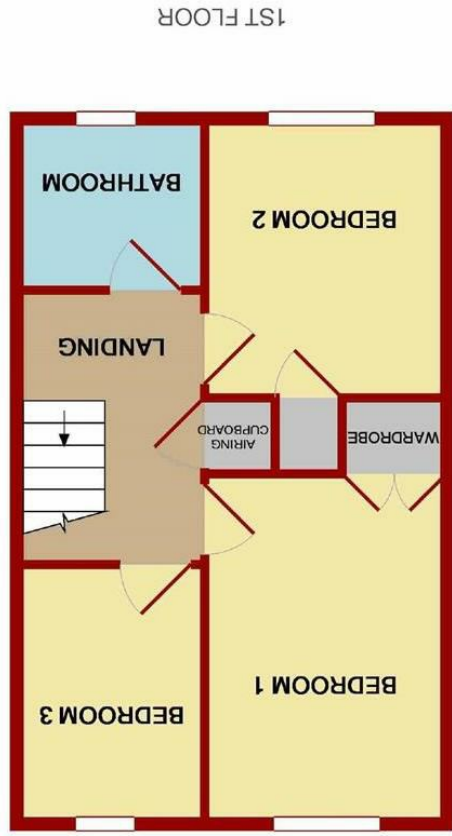
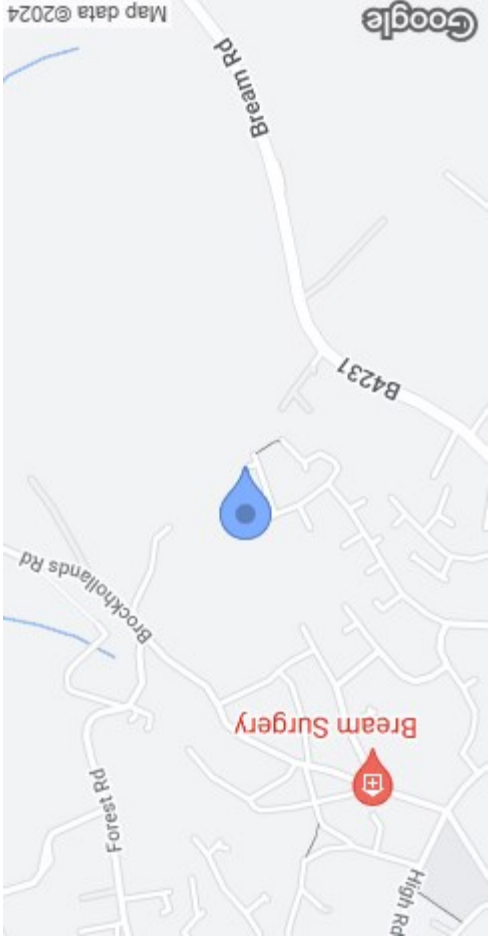




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



22 Whittington Way
 Bream GL15 6AW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£225,000

STEVE GOOCH ESTATE AGENTS ARE DELIGHTED to offer for sale this THREE BEDROOM END of TERRACE FAMILY HOME enjoying many benefits to include OFF ROAD PARKING, CARPORT, ENCLOSED GARDENS and LOVELY VIEWS OVER SURROUNDING COUNTRYSIDE.

The village of Bream has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations, college and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



The property is accessed via a canopied style entrance porch with outside lighting, upvc construction with obscure glazed panel inset.

ENTRANCE HALL

Stairs lead to the first floor, power point, laminate flooring, single radiator, telephone point, lighting, central heating thermostat control. Wooden panel door giving access into:

LOUNGE

14'10" x 11'11" (4.52 x 3.63)

Two ceiling lights, coving, wall mounted electric fire, power points, TV point, single radiator, door to understairs storage cupboard, front aspect upvc double glazed window overlooking the front garden. Wooden panelled door into:

KITCHEN/DINING ROOM

15'01" x 10'02" (4.60 x 3.10)

KITCHEN

Single bowl, single drainer stainless steel sink unit with mixer tap above, square edge worktops, range of base and wall mounted units, tiled surrounds, power points, plumbing for dishwasher and automatic washing machine, integrated electric oven with electric hob above, extractor fan, inset ceiling spot lights, central heating timer controls, rear aspect upvc double glazed window opening into the conservatory having lovely views over the gardens and surrounding countryside.

DINING AREA

Double radiator, inset ceiling spotlights, power points, rear aspect sliding double glazed patio doors leading into:

CONSERVATORY

12'00" x 9'00" (3.66 x 2.74)

Dwarf wall construction, upvc double glazed panels to side and rear, polycarbonate roof, double radiator, lighting, sliding double glazed patio doors to side elevation giving access to the garden enjoying lovely views over fields and countryside.

STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to roof space, ceiling light, door to airing cupboard housing the hot water cylinder with shelving. Door into:

BEDROOM 1

12'05" x 8'07" (3.78 x 2.62)

Built in double wardrobe with various hanging rails and shelving, ceiling light, power points, single radiator, front aspect upvc double glazed window overlooking the front garden.

BEDROOM 2

9'11" x 8'07" (3.02 x 2.62)

Built in wardrobe, ceiling light, power points, single radiator, rear aspect upvc double glazed window overlooking the garden enjoying woodland views.

BEDROOM 3

9'02" x 6'03" (2.79 x 1.91)

Ceiling light, power points, single radiator, front aspect upvc double glazed window overlooking the garden.

BATHROOM

White suite comprising close coupled W.C, pedestal wash hand basin with monoblock mixer tap, modern double ended bath with central taps and Mira shower attachment over, fully tiled walls, tiled flooring, extractor fan, inset ceiling spotlights, heated towel rail, rear aspect upvc obscure double glazed window.

OUTSIDE

The property is accessed via a wrought iron gate giving access to a paved pathway in turn leading to the front door, lawned area, flower borders, shrubs, bushes and plants, off road parking for two vehicles and carport. The front garden is enclosed by walling surround. Gated access to the left hand side via a store shed that gives access into the rear garden.

STORE SHED

Lighting. Personal door to the rear gives access into the rear garden.

REAR GARDEN

Patio, lawned area, patio, gated access, outside lighting. The rear garden is enclosed by a fencing surround enjoying far reaching views over fields and countryside.

SERVICES

Mains gas, electric, water and drainage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford proceed out of the town towards Sling/ St Briavels turning left signposted Bream (B4231) Bream Avenue. Upon entering the Village of Bream turn left on to the High Street. Take the second right on to Highbury Road and continue to the end. Turn left in to Whittington Way, take the first right and the property can be found in the bottom left hand corner via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

