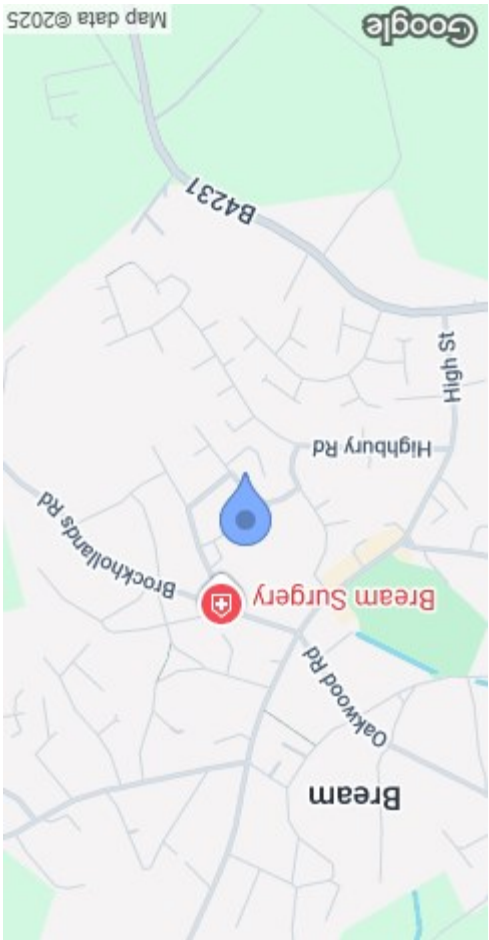


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Measurements are approximate. Not to scale. Illustrative purposes only  
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**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£249,950

THREE BEDROOM HOUSE IN A SOUGHT AFTER VILLAGE, WITH DECEPTIVELY SPACIOUS ACCOMMODATION, PARKING AREA AND GARAGE, ALL BEING OFFERED WITH NO ONWARD CHAIN.

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 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 canopy style porch with outside lighting, double glazed front door with obscured glazed panels inset, giving access into:

**ENTRANCE HALL**  
Stairs lead to the first floor, single radiator, lighting, telephone point, front aspect obscure double glazed window.

**LOUNGE/DINER**  
19'8" x 10'4" (5.99m x 3.15m)  
Two ceiling lights, feature fireplace, power points, TV point, two double radiators, serving hatch through to kitchen, front and rear aspect upvc double glazed windows overlooking the gardens.

**KITCHEN**  
11'9" x 8'10" (3.58m x 2.69m)  
Range of wall and base mounted units, single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, tiled surround, ceiling spot lights, power points, cooker, washing machine, fridge, door to understairs storage cupboard, rear aspect upvc double glazed window overlooking the rear garden. Rear aspect obscured double glazed panel door giving access to the garden.

**UTILITY ROOM**  
8'11" x 4'11" (2.72m x 1.50m)  
Ceiling lights, base and wall mounted units, rolled edge worktops, power points, front aspect upvc obscured double glazed window.

**LANDING**  
Access to loft space, power points, central heating timer controls, airing cupboard housing the gas fired central heating and domestic hot water boiler, slatted shelving, rear aspect upvc double glazed window overlooking the garden.

**BEDROOM 1**  
12'4" x 10'8" (3.76m x 3.25m)  
Ceiling lights, power points, telephone point, single radiator, alcove over the stairs, front aspect upvc double glazed window overlooking the front garden.

**BEDROOM 2**  
10'7" x 10'4" (3.23m x 3.15m)  
Ceiling lights, power points, single radiator, front aspect upvc double glazed window overlooking the garden.

**BEDROOM 3**  
9'1" x 7'8" (2.77m x 2.34m)  
Ceiling lights, power points, single radiator, rear aspect upvc double glazed window overlooking the garden.

**BATHROOM**  
Recently fitted bathroom with panelled bath with shower over, vanity wash hand basin, low level w.c, rear aspect double glazed upvc windows.

**OUTSIDE**  
The property is accessed via a wrought iron personal gate with concrete pathway leading to the front door. There is a covered path which leads up the side of the house to gated access in to the rear garden.

The front garden is laid to lawn with flower borders, shrubs and bushes, all enclosed by fencing surround.

At the back of the garden is a garage and potential for off road parking.

**SERVICES**  
Mains water, mains electric, mains drainage, mains gas.

**MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**  
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**  
Severn Trent - Rates to be advised.

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

**TENURE**  
Freehold.

**VIEWINGS**  
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**  
From Coleford town centre, proceed to the traffic lights, turning right signposted to Lydney and continue along here for approximately 2 miles where you turn left signposted to Bream. Continue into the village, turn left on to the High Street then turning right into Highbury Road. Turn left into High Beach road and follow the road around where you can find the property on the right hand side 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)