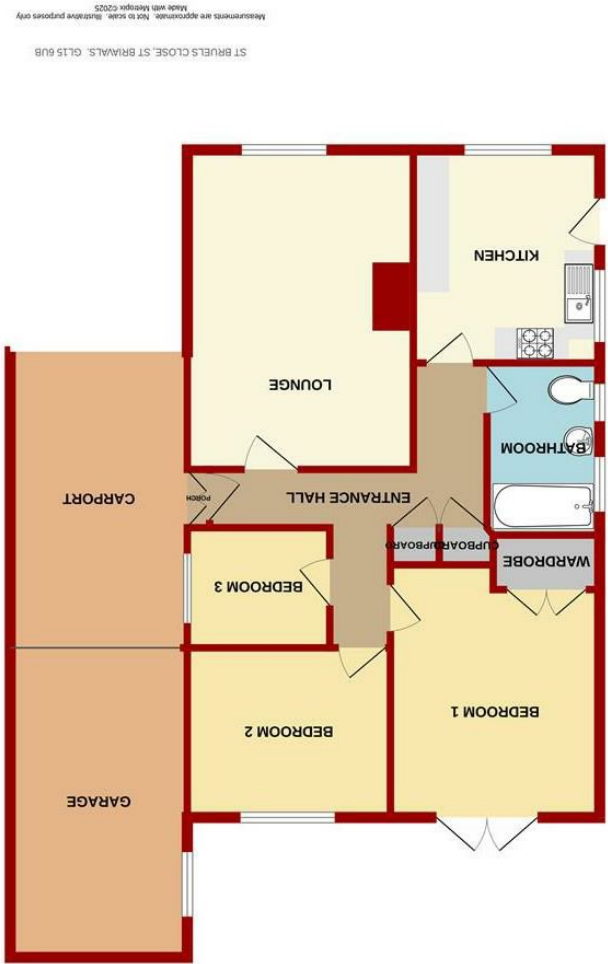
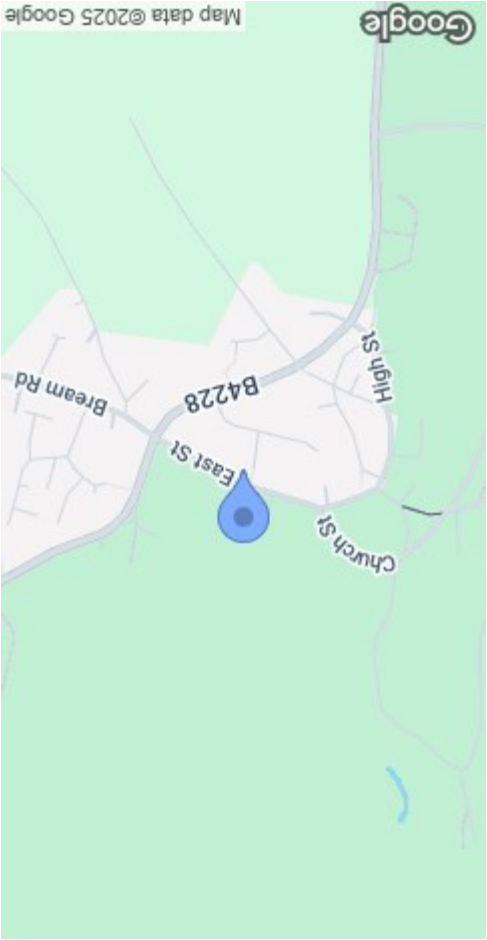


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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			
Current	Future	Rating	Score
		A	92-100
		B	81-91
		C	69-80
		D	55-68
		E	39-54
		F	29-38
		G	1-28
Energy Efficiency Rating Legend			
The energy efficiency rating is based on the predicted energy consumption of the property. The rating is given on a scale from A (most efficient) to G (least efficient). The rating is based on the predicted energy consumption of the property. The rating is given on a scale from A (most efficient) to G (least efficient).			

Environmental Impact (CO <sub>2</sub> ) Rating			
Current	Future	Rating	Score
		A	1-10
		B	11-20
		C	21-30
		D	31-40
		E	41-50
		F	51-60
		G	61-70
Environmental Impact (CO <sub>2</sub> ) Rating Legend			
The environmental impact rating is based on the predicted CO <sub>2</sub> emissions of the property. The rating is given on a scale from A (lowest emissions) to G (highest emissions). The rating is based on the predicted CO <sub>2</sub> emissions of the property. The rating is given on a scale from A (lowest emissions) to G (highest emissions).			



GROUND FLOOR



8 St. Bruels Close  
St. Briavels, Lydney GL15 6UB



£299,950

This spacious three-bedroom detached bungalow nestled in the desirable village of St. Briavels. Boasting low-maintenance gardens, a spacious lounge, and an inviting kitchen/diner. Additional features include a garage and car port for ample storage and off-road parking for two vehicles.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



Property is accessed via partly frosted wooden door into:

**ENTRANCE HALLWAY**

Two cupboard spaces, radiator, power points, door giving access into:

**LOUNGE**

16'09 x 11'08 (5.11m x 3.56m)

Front aspect upvc double glazed window, radiator, power points, space for fireplace.

**KITCHEN/ DINER**

9'09 x 13'08 (2.97m x 4.17m)

Front and side aspect upvc double glazed window, side aspect upvc partly frosted door, radiator, range of wall, drawer and base mounted units, space for washing machine, space for oven, single drainer unit with mixer tap over, power points. Door giving access into:

**BEDROOM ONE**

11'11 x 10'10 (3.63m x 3.30m)

Rear patio doors which gives access out to the garden, cupboard/ wardrobe space with hanging and shelving options, radiator, power points.

**BEDROOM TWO**

8'10 x 10'10 (2.69m x 3.30m)

Rear aspect upvc double glazed window, radiator, power points.

**BEDROOM THREE**

7'09 x 6'03 (2.36m x 1.91m)

Side aspect upvc double glazed window, radiator, power points.

**BATHROOM**

8'06 x 5'04 (2.59m x 1.63m)

Two side aspect upvc double glazed frosted windows, close coupled wc, heated towel rail, sink with tap over, panelled bath with bath taps over and an electric shower attachment above.

**OUTSIDE**

To the front of the property there is off road parking for two cars with an undercover car port, stone chipping area, flower boarder, patio area which continues to the side and to the rear of the property, all low maintenance surrounded by walling.

**REAR GARDEN**

Low maintenance patio with several flower boarders, oil tank, all surrounded by fencing.

**GARAGE**

Single garage which is accessed via a manual up and over door which has power and lighting.

**SERVICES**

Mains water, mains electricity, mains drainage, oil.

**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**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
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 our Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue out of town heading towards St Briavels, on reaching the village of St Briavels take the second turning right into Castle Crescent and then the next right into St Bruels Close where the property can be found on your left 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)

