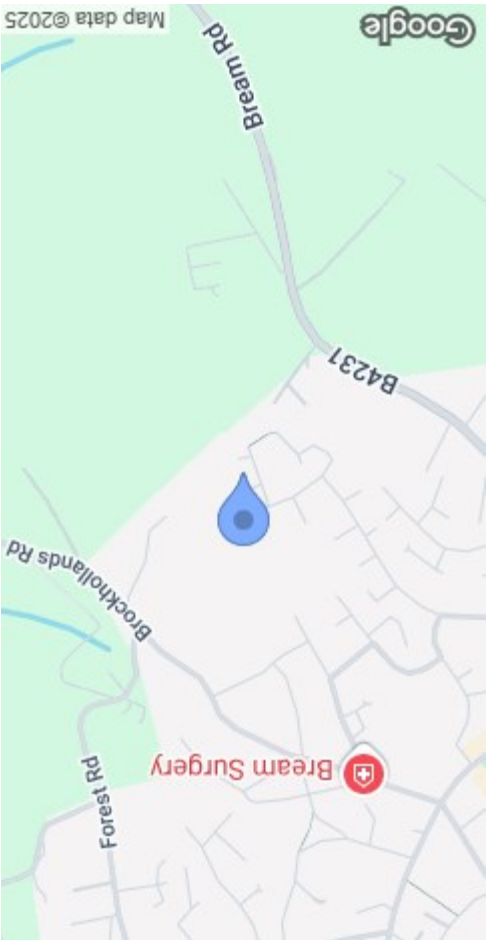


MISREPRESENTATION DISCLAIMER

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.

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£325,000

A spacious three-bedroom detached dormer bungalow, with the potential to create a fourth bedroom, located in the village of Bream. This larger-than-average bungalow offers exceptional versatility, with the opportunity to convert part of the property into a self-contained unit or annex.

The property boasts ample off-road parking for several vehicles, and features a generously-sized garden summer house, perfect for a variety of uses—be it a home office, hobby space, or relaxation retreat with the jacuzzi. All being sold with no onward chain.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon 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



Property is accessed via partly glazed door into:

#### ENTRANCE HALLWAY

Radiator, wood flooring, fuse box, telephone point, door giving access into:

#### BEDROOM ONE

13'05 x 9'05 (4.09m x 2.87m)

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

#### KITCHEN/ DINER

8'03 x 13'03 (2.51m x 4.04m)

Front aspect double glazed upvc window, range of wall, drawer and base mounted units, built in oven, hob and extractor fan, space for fridge/ freezer, boiler which runs through one part of the property (see storage room for details of the second part of the property).

In the dining area there are power points and a radiator.

#### LOUNGE

16'09 x 12'06 (5.11m x 3.81m)

Side aspect double glazed upvc window, power points, TV point, radiator, double glazed double doors giving access out to:

#### CONSERVATORY

9'00 x 10'06 (2.74m x 3.20m)

Rear and side aspect double glazed upvc window, fixed air conditioning unit, power points, side aspect door which gives access out to the rear garden.

#### SHOWER ROOM

7'00 x 5'05 (2.13m x 1.65m)

Side aspect double glazed upvc window, walk in shower with a mains shower overhead, easy wipe shower panelling, vanity wash hand basin unit with taps over and with a close coupled w.c and built in cupboard attached, heated towel rail, extractor fan.

#### BEDROOM TWO

9'06 x 9'04 (2.90m x 2.84m)

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

#### INNER HALLWAY

Front aspect double glazed upvc window, power points, radiator, side aspect

double glazed upvc door giving access out to the rear garden, loft access space with a ladder which gives access into loft room/office, stairs giving access up to bedroom four, door giving access into:

#### SITTING ROOM

8'06 x 14'06 (2.59m x 4.42m)

Radiator, power points, TV point, under stairs utility space which has space and plumbing for washing machine and tumble drier, door giving access out to:

#### STORAGE

9'00 x 5'01 (2.74m x 1.55m)

Electric up and over roller door, power points, fuse box, Worcester combination boiler which runs the second part of the house (storage room and upstairs rooms).

#### BATHROOM

10'06 x 4'09 (3.20m x 1.45m)

Panelled bath with bath taps over, close coupled w.c, built in storage cupboard, heated towel rail, rear aspect wooden double glazed Velux window, inset ceiling spotlights, vanity wash hand basin with mixer taps over.

#### BEDROOM THREE

11'08 x 12'01 (3.56m x 3.68m)

Front and rear aspect wooden double glazed Velux window, side aspect feature double glazed circular window, power points, radiator, inset ceiling spotlights. Small personal door (crawl space) into:

#### LOFT ROOM/OFFICE

10'10 x 23'00 (3.30m x 7.01m)

Two rear aspect wooden double glazed Velux windows, standard and electric radiator, storage space, power and lighting, also accessed from the ladder in the inner hallway.

#### OUTSIDE

To the front of the property there is parking for several vehicles and also side parking area which fits two cars.

#### REAR GARDEN

Non-slip decking/patio area, gravel pathway which leads up to a shed, from the decking area there is access into the large summer house.

#### SUMMER HOUSE

The large summer house is split into three sections - Section one has a jacuzzi, section two has rear aspect single glazed windows, fuse box, power points, and a door giving access into section three which has rear aspect single glazed windows, power points.

#### SERVICES

Mains Water, Drainage, Electricity, Gas Heating.

#### 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: 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 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 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)