

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	
Current	Future	Current	Future
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2009/10 EC			
EU Directive 2002/91/EC			
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£300,000

A beautifully renovated 1930s two-bedroom detached house, offering breath-taking views from the rear. This charming property boasts a stunning kitchen that effortlessly transitions into a bright and inviting dining room, enhanced by a lovely bay-fronted window.

The upper level features two spacious double bedrooms, complemented by an additional dressing room that can serve as an occasional third bedroom, along with a stylish shower room.

Step outside to discover a generous wrap-around garden, perfect for outdoor relaxation and entertaining. This home perfectly combines modern charm with timeless character.



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

The property is accessed via a partly glazed upvc door into the entrance hallway.

ENTRANCE HALLWAY

Side aspect upvc double glazed window, Opening into:

KITCHEN

12'08 x 8'03 (3.86m x 2.51m)

Range of wall, base and drawer mounted units, space for oven, built in extractor fan, space for fridge freezer, space for washing machine, sink and drainer unit with mixer tap over, inset ceiling spotlights, radiator, front aspect upvc double glazed window, Opening into:

DINING ROOM

11'09 x 8'11 (3.58m x 2.72m)

Power points, TV point, radiator, side aspect upvc double glazed bay fronted window, Opening into:

LIVING ROOM

16'09 x 11'11 (5.11m x 3.63m)

Feature wood burner with brick surround, understairs storage, stairs to the first floor landing, radiator, tiled flooring, two rear aspect upvc double glazed windows, rear aspect door leading out to the garden. Door into:

STUDY

8'03 x 7'08 (2.51m x 2.34m)

Radiator, power points, rear and side aspect upvc double glazed windows, rear aspect door leading out to the garden. Door into:

W.C

Close coupled W.C, wash hand basin, heated towel rail.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space. Door into:

BEDROOM 1

11'02 x 9'00 (3.40m x 2.74m)

Radiator, power points, rear aspect upvc double glazed window.

BEDROOM 2

11'02 x 9'00 (3.40m x 2.74m)

Power points, radiator, side aspect upvc double glazed window.

BEDROOM 3/DRESSING ROOM

Radiator, power points, side aspect upvc double glazed frosted window.

SHOWER ROOM

Fully tiled walls, walk in shower with mains shower, inset ceiling spotlights, heated towel rail, vanity wash hand basin, close coupled W.C, extractor fan, rear aspect upvc double glazed window.

OUTSIDE

Off road parking for one vehicle which in turn leads to shed. The gardens wrap around the property and is mostly laid to lawn having various mature shrubs and flowers, all enclosed by fencing and walling surround.

SERVICES

Mains water, mains electric, mains drainage, LPG.

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 Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along for approximately 2 miles bearing left signposted Bream. Proceed along this road for approximately a further two miles until entering the village of Bream. Continue through the village turning left onto the High Street, right onto Brockhollands Road, bearing right onto Highview Way where the property can be found on the 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)

AWAITING VENDOR APPROVAL

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