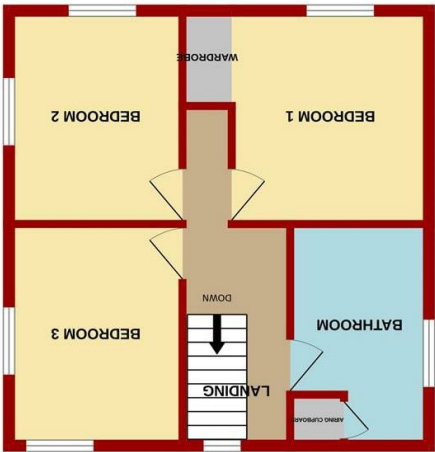


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 <sub>2</sub> ) Rating	
Current	Future	Current	Future
Very energy efficient - low running costs (92-100)		Very low environmental impact - lower CO <sub>2</sub> emissions (1-10)	
Energy efficient - low running costs (82-91)		Low environmental impact - lower CO <sub>2</sub> emissions (11-20)	
Decent energy efficiency - reasonable running costs (69-81)		Average environmental impact - average CO <sub>2</sub> emissions (21-30)	
Average energy efficiency - higher running costs (55-68)		Higher than average environmental impact - higher CO <sub>2</sub> emissions (31-40)	
Below average energy efficiency - high running costs (45-54)		High environmental impact - high CO <sub>2</sub> emissions (41-50)	
Poor energy efficiency - very high running costs (35-44)		Very high environmental impact - very high CO <sub>2</sub> emissions (51-60)	
Very poor energy efficiency - extremely high running costs (2-3)		Extremely high environmental impact - extremely high CO <sub>2</sub> emissions (61-70)	



Hazel Tree Cottage Beech Way  
Bream, Lydney GL15 6NB



£475,000

THREE BEDROOM DETACHED COTTAGE WITH EXTENDED KITCHEN/DINER, OCCUPYING APPROXIMATELY ONE FIFTH OF AN ACRE, GENEROUS GROUND FLOOR ACCOMMODATION, OUTBUILDING/SUMMERHOUSE IDEAL FOR THOSE LOOKING FOR ADDITIONAL SPACE, PARKING FOR SEVERAL VEHICLES AND CHARACTERFUL FEATURES.

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



Accessed via partly glazed upvc door into;

**KITCHEN/DINER**

16'11 x 10'05 (5.16m x 3.18m)

Range of base, wall and drawer units, worktop, stainless steel sink unit with tap over, space for washing machine, space for oven, space for fridge/freezer, exposed beams, radiator, power points, two front aspect wooden double glazed windows, one rear aspect wooden double glazed window, one side aspect wooden double glazed window, door into:

**INNER LOBBY**

Wooden window, door into:

**CLOAKROOM**

7'04 x 3'04 (2.24m x 1.02m)

Wooden window with frosted glass, WC, sink with tap over, double radiator, inset ceiling spotlights.

**DINING ROOM**

12'10 x 9'09 (3.91m x 2.97m)

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

**STUDY**

10'10 x 8'06 (3.30m x 2.59m)

Side and rear aspect upvc double glazed windows, wooden window through to lounge, power points, radiator.

**LOUNGE**

20'07 x 10'11 (6.27m x 3.33m)

Two front aspect upvc double glazed windows, side aspect upvc double glazed window, radiator, power points, feature fireplace with surround (not in working order).

**ENTRANCE PORCH**

Side aspect wooden window, partly glazed upvc double glazed door to outside.

FROM THE DINING ROOM THERE ARE STAIRS TO FIRST FLOOR LANDING

**FIRST FLOOR LANDING**

Access into loft space, rear aspect upvc double glazed window, door into:

**BATHROOM**

10'06 x 6'11 (3.20m x 2.11m)

Rear and side aspect upvc double glazed windows, airing cupboard, WC, sink with tap over, radiator, walk-in shower cubicle with mains shower over, corner bath with taps.

**BEDROOM THREE**

10'10 x 8'06 (3.30m x 2.59m)

Side and rear aspect upvc double glazed windows, power points, storage space.

**BEDROOM ONE**

11'01 x 11'0 (3.38m x 3.35m)

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

**BEDROOM TWO**

11'0 x 8'04 (3.35m x 2.54m)

Front and side aspect upvc double glazed windows, power points, double radiator.

**OUTBUILDING/SUMMER HOUSE**

Ideal Home Office or Entertaining space with: OPEN PLAN LOUNGE (12'09 X 10'10) with front and side aspect wooden windows, power points, BT point, lighting, ladder to potential sleeping space. KITCHEN/BAR (9'03 X 6'06) Range of units, worktop, stainless steel sink with tap over, space for fridge, space for further appliance, rear and side aspect wooden windows, power points. Door into: CLOAKROOM with WC, sink with tap over, rear aspect wooden window. Access to patio/decking area.

**OUTSIDE**

The gardens are of a generous size and offer lawns, shed, raised patio area, various shrubs, trees (one has a tree preservation order on it), enclosed by hedging.

**SERVICES**

Mains electric, mains gas, mains water and drainage.

**WATER RATES**

TBC

**LOCAL AUTHORITY**

Council Tax Band: D  
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 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From the Coleford office take a right at the traffic lights signposted to Lydney and Chepstow. Proceed to the next set of traffic lights following this road for approximately ¾ of a mile, taking the turning left signposted to Sling, onto Oakwood Road. Proceed through Sling following the road for approx one mile. At the junction continue straight over onto Brockhollands Road, bearing right onto Beech Way where the property can be found 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)