

**Energy Efficiency Rating**

Very low efficiency - higher heating costs

UK (91)

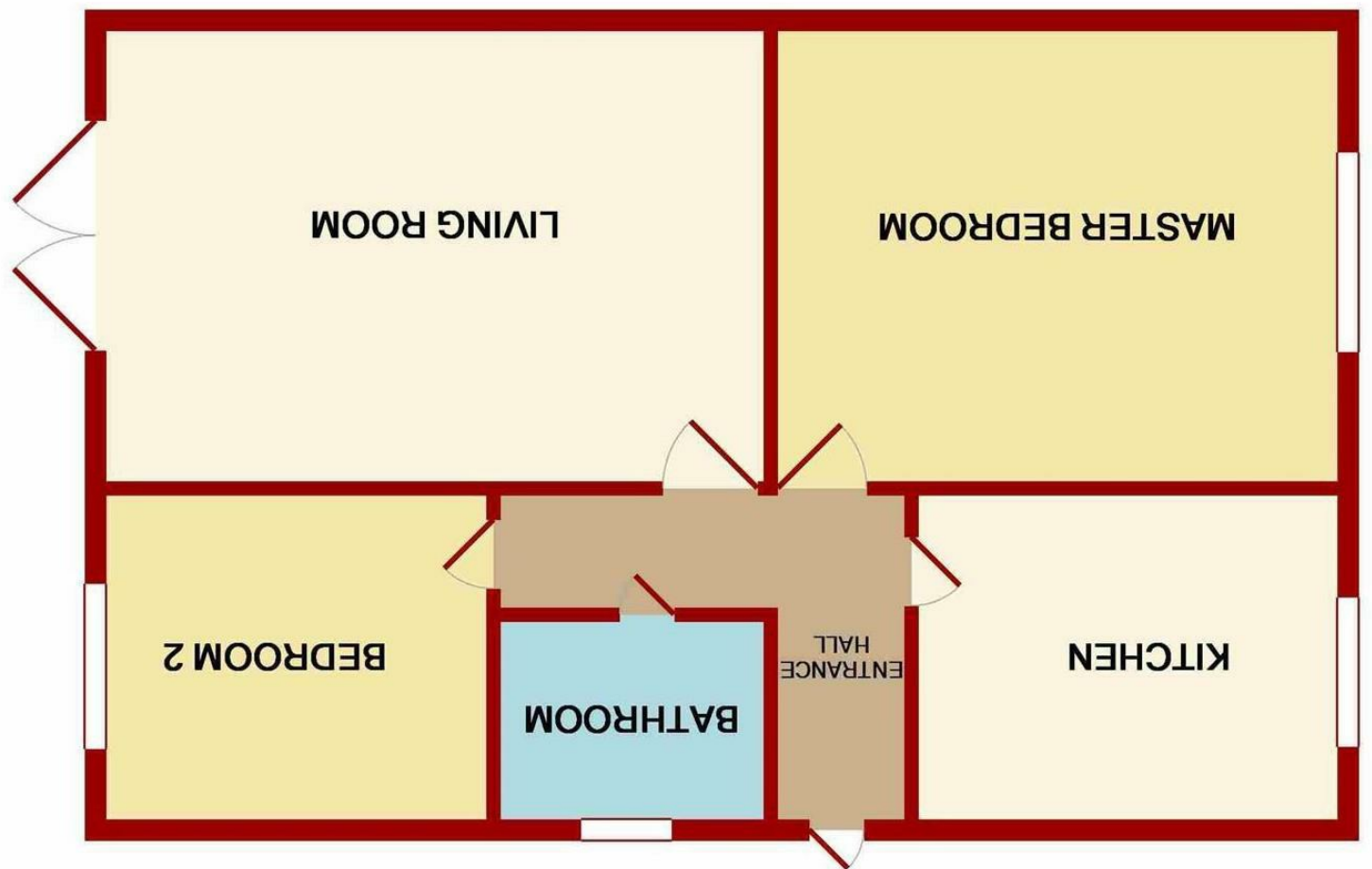
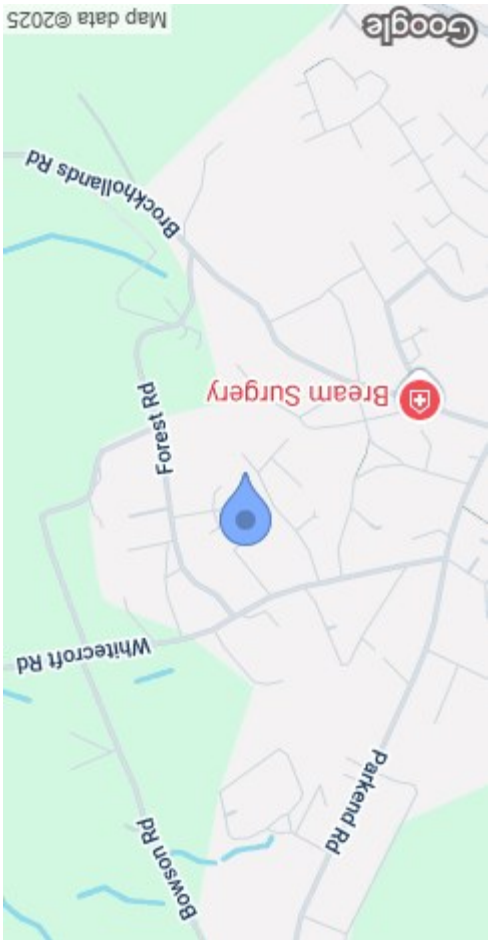
EU (77)

**Environmental Impact (CO<sub>2</sub>) Rating**

Very low efficiency - lower CO<sub>2</sub> emissions

UK (91)

EU (77)



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



£245,000

A TWO-BEDROOM DETACHED BUNGALOW, with views of the VAST COUNTRYSIDE from the rear. This property includes TWO GENEROUS DOUBLE BEDROOMS, a LOW-MAINTENANCE GARDEN, and OFF-ROAD PARKING. Plus 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



The property is accessed via a wooden double glazed frosted door into:

**ENTRANCE HALL**

Radiator, partly tiled walls, power points, tiled flooring with under floor heating. Door into:

**KITCHEN**

9'02 x 7'10 (2.79m x 2.39m)  
Comprises a range of fitted wall, base and drawer mounted units, built in oven with four ring gas hob and cooker hood above, space for washing machine and fridge freezer, one and a half bowl stainless steel sink unit, wall mounted gas fired central heating and hot water boiler, partly tiled walls, tiled flooring with under floor heating, front aspect upvc double glazed window.

**LIVING ROOM**

15'02 x 10'10 (4.62m x 3.30m)  
Ceiling light, power points, TV point, radiator, telephone point, Rear aspect upvc double glazed patio doors leading out to the garden.

**BEDROOM 1**

13'03 x 10'06 (4.04m x 3.20m)  
Doors into built in wardrobes with hanging rails and shelving, TV point, ceiling light, radiator, power points, telephone point, access to loft space, front aspect upvc double glazed window.

**BEDROOM 2**

9'03 x 9'01 (2.82m x 2.77m)  
Ceiling light, power points, radiator, telephone point, TV point, rear aspect upvc double glazed window.

**BATHROOM**

White suite comprising panelled bath with mains shower attachment over, pedestal wash hand basin, close coupled W.C, extractor fan, radiator, shaver point, partly tiled walls, tiled flooring with under floor heating, side aspect upvc double glazed frosted window.

**OUTSIDE**

Off road parking for two vehicles, pathway leading to the front door. Access to the side leads to the rear.

**REAR GARDEN**

Patio/seating area, flower beds with various plants, shrubs and bushes, feature pond, garden shed, steps lead to a raised decking area with stunning views of far reaching countryside. All enclosed by fencing surround.

**SERVICES**

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

**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**

**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.