

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	Target
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Auction Guide £155,000

* For sale by ONLINE TRADITIONAL AUCTION - ENDING 30th JANUARY 1PM *

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)

Doors into built in wardrobes with hanging rails and shelving, TV point, ceiling light, radiator, power points, telephone point, access to loft space, 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.

AUCTION NOTES FOR BUYERS:

raditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,040 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

AGENTS NOTE

No searches are included within the legal pack. Prospective purchasers are advised to obtain their own searches and carry out all necessary enquiries prior to bidding. The property is sold strictly on a "sold as seen" basis.

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.