

Figure 1: Comparison of the EU average and the UK performance in the 2020/21 academic year

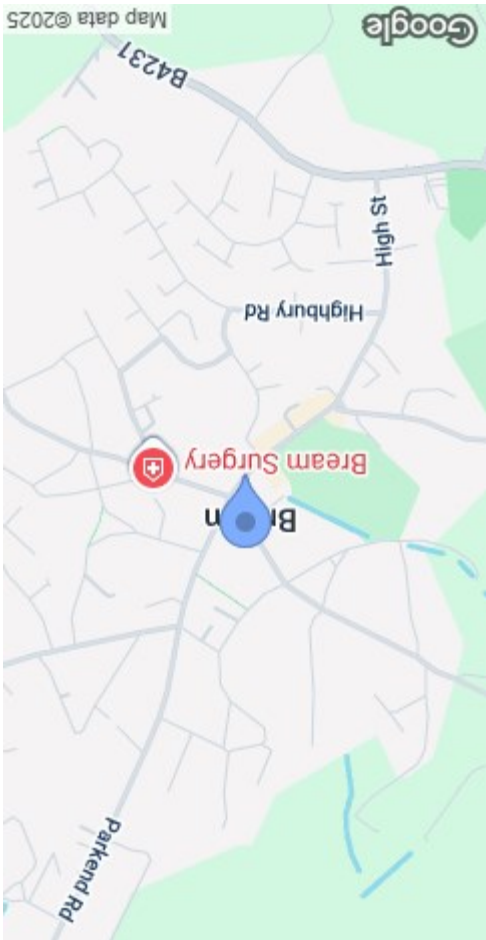
Energy Efficiency Rating

Rating	kWh/m²	EU Average	UK Performance
A	100-105	100	100
B	80-100	80	80
C	60-80	60	60
D	40-60	40	40
E	20-40	20	20
F	10-20	10	10
G	0-10	0	0

Environmental Impact (CO₂) Rating

Rating	kg CO ₂ /m²	EU Average	UK Performance
A	0-10	0	0
B	10-15	10	10
C	15-20	15	15
D	20-25	20	20
E	25-30	25	25
F	30-35	30	30
G	35-40	35	35

Measurements are approximate. Not to scale. Illustrative purposes only
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Offers Over £275,000

A beautifully presented four-bedroom semi-detached home located in the highly sought-after village of Bream. The property has been recently refurbished to a high standard, offering spacious and versatile living accommodation. It features four generously sized bedrooms, an open-plan lounge/dining area, and modern kitchen, perfect for family living and entertaining. Outside a good sized and low maintenance rear garden, complete with a raised sun deck Additional benefits include a garage, off-road parking, and convenient access to local amenities.

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 a partly frosted composite door into:

ENTRANCE HALLWAY

Stairs to first floor landing, front aspect double glazed upvc frosted window, radiator, oak door giving access into:

OPEN PLAN LOUNGE/ DINER

26'03 x 9'10 (8.00m x 3.00m)

LOUNGE

15'07 x 9'10 (4.75m x 3.00m)

Open under stairs storage area with power points, front aspect double glazed upvc window, power points, inset ceiling spotlights, inset fireplace, opening giving access into:

DINING AREA

10'03 x 7'07 (3.12m x 2.31m)

Two rear aspect double glazed upvc patio doors giving access out to the garden, space for dining table and chairs, inset ceiling spotlights, opening giving access into:

KITCHEN

9'11 x 8'01 (3.02m x 2.46m)

Side aspect double glazed upvc window, inset ceiling spotlights, power points with USB port, one and a half bowl single drainer stainless steel sink unit with mixer tap over, integrated appliances to include; fridge/ freezer, dishwasher, washing machine, oven, hob and extractor fan, Glow-worm boiler.

BATHROOM

5'09 x 6'06 (1.75m x 1.98m)

Side aspect double glazed upvc frosted window, bath with bath taps over and a shower attachment above which includes a rainfall shower, vanity wash hand basin unit with tap over, close coupled W.C, heated towel rail, inset ceiling spotlights, extractor fan.

From the hallway, stairs to first floor landing.

LANDING

Power points, side and front aspect double glazed upvc window, radiator, door giving access into:

BEDROOM TWO

11'08 x 10'00 (3.56m x 3.05m)

Front aspect double glazed upvc window, radiator, power points, built in wardrobes accessed via sliding doors.

BEDROOM THREE

12'08 x 7'02 (3.86m x 2.18m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobes accessed via sliding doors.

BEDROOM FOUR

8'05 x 8'10 (2.57m x 2.69m)

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

SHOWER ROOM

5'03 x 5'01 (1.60m x 1.55m)

Walk in shower unit with electric shower over which is surrounded by easy wipe panelled surround, heated towel rail, close coupled W.C, sink with tap over, inset ceiling spotlights, extractor fan.

From the landing, stairs giving access to top floor.

BEDROOM ONE

13'08 x 13'01 (4.17m x 3.99m)

Rear aspect double glazed upvc window, radiator, power points, tv point, inset ceiling spotlights, eaves storage space.

OUTSIDE

To the front of the property, there is a step that leads up to pedestrian gated access to a pathway which leads up to the front door, a pebbled area and side access taking you to the rear garden.

The rear garden has a large patio area, steps leading up to a slightly terraced wooden sun decked area, outside power, pebbled area, floral boarder, veggie plot and is all surrounded by wall and fencing.

There is one allocated off-road parking space to the rear.

GARAGE

Accessed via an electric roller door, power and lighting.

SERVICES

Mains gas, water, drainage and electricity.

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: B
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 town centre, turn right at the traffic lights signposted Lydney. Continue along this road and turn left onto Bream Avenue. Continue along this road onto Coleford Road and turn left onto High Street. Continue along this road where you can find the property 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)