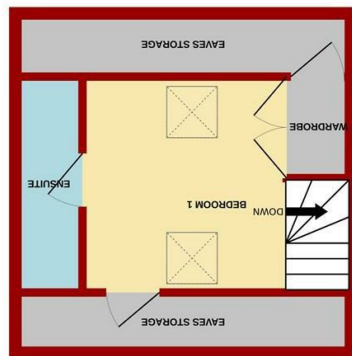
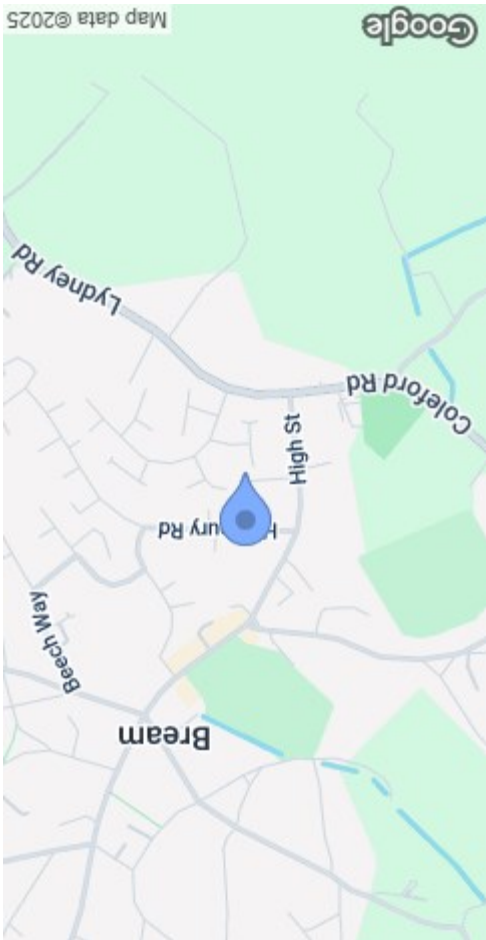


Energy Efficiency Rating

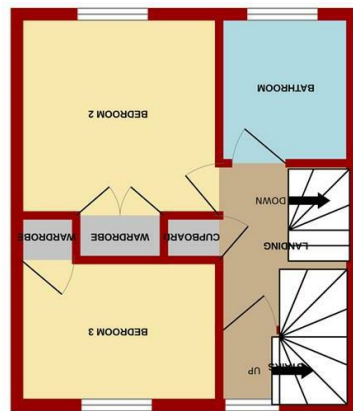
Country	2020/2019
UK	76
EU Countries	76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90

Environmental Impact (CO₂) Rating

Country	2020/2019
UK	3.94
EU Countries	1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94



2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.



£180,000

A MODERN THREE-BEDROOM TOWNHOUSE set within a POPULAR VILLAGE location, offering DECEPTIVELY SPACIOUS accommodation arranged across three floors. The property benefits from a MODERN KITCHEN, a LIGHT-FILLED LOUNGE with doors to the garden, THREE DOUBLE BEDROOMS including a MASTER SUITE with ENSUITE and WALK-IN WARDROBE, plus OFF-ROAD PARKING and a LOW-MAINTENANCE GARDEN.

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.



Accessed via a part double-glazed UPVC door with frosted panel. Radiator, power points, and under-stair storage cupboard.

LOUNGE
15'08 x 10'05 (4.78m x 3.18m)

Spacious reception room with radiator, power points, television and telephone points, stairs leading to first floor landing. Rear aspect double-glazed window and double-glazed French doors leading to the garden.

KITCHEN
8'11 x 7'11 (2.72m x 2.41m)

Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops, oven with four-ring gas hob, stainless steel splashback and extractor fan, one and a half bowl stainless steel sink with mixer tap. Integrated fridge freezer, space and plumbing for washing machine and tumble dryer. Wall-mounted Glow-worm combi boiler, power and appliance points, inset ceiling spotlights, and a front aspect double-glazed window.

CLOAKROOM
Comprising low-level WC, wall-mounted wash hand basin with tiled splashback, heated towel rail, and front aspect frosted double-glazed window.

FIRST FLOOR LANDING
Radiator, power points, storage cupboard, and rear aspect double-glazed window.

BEDROOM TWO
9'05 x 9'02 (2.87m x 2.79m)
Radiator, power points, double doors into built-in wardrobes with hanging and shelving, and front aspect double-glazed window.

BEDROOM THREE
9'05 x 6'09 (2.87m x 2.06m)
Radiator, power points, built-in wardrobe with hanging and shelving, and rear aspect double-glazed window.

BATHROOM
White suite comprising panelled bath, wall-mounted wash hand basin with tiled splashback, low-level WC, heated towel rail, tiled walls, inset ceiling spotlights, and front aspect frosted double-glazed window.

SECOND FLOOR LANDING

BEDROOM ONE
9'00 x 12'07 (2.74m x 3.84m)
Generous master suite with inset ceiling spotlights, power points, television and telephone points. Double doors to a built-in wardrobe and a large walk-in wardrobe with access to eaves storage on both sides. Two Velux windows (front and rear).

EN-SUITE
Comprising shower cubicle with mains shower, low-level WC, wall-mounted wash hand basin with tiled splashback, heated towel rail, inset ceiling spotlights, and extractor fan.

OUTSIDE
The property offers off-road parking for two vehicles. To the rear is a private, enclosed, low-maintenance garden laid to patio with a timber shed, outside power points, and an outside tap.

SERVICES
Mains Gas, Water, Electricity, Drainage.

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 confirmed.

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 the Coleford office, turn right at the traffic lights and head for Bream. Once you reach Bream, continue along Coleford Road and turn left onto High Street and then right into Bakery Mews 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)

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

