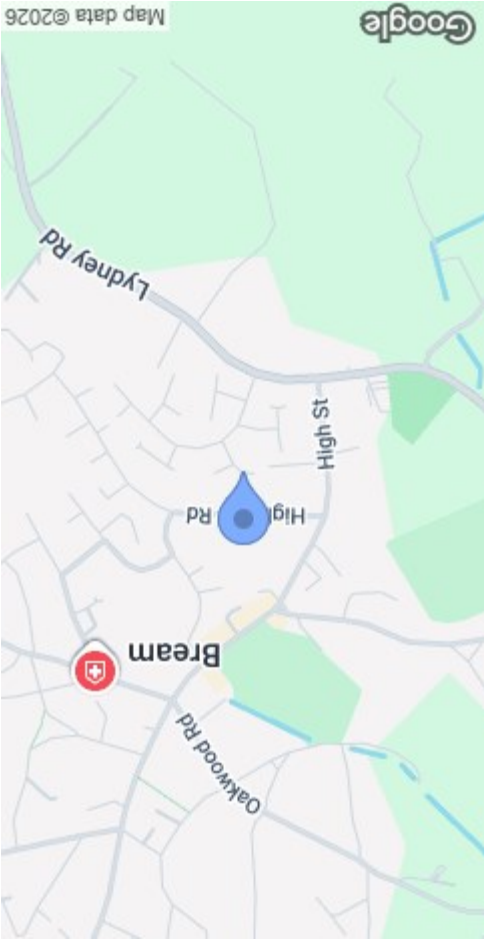


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating	
Current	Future	Current	Future
73		88	
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
101-120 kWh/m ² - low running costs		92-100 g/m ²	
B		B	
81-100 kWh/m ² - low running costs		92-100 g/m ²	
C		C	
61-80 kWh/m ² - low running costs		92-100 g/m ²	
D		D	
51-60 kWh/m ² - low running costs		92-100 g/m ²	
E		E	
41-50 kWh/m ² - low running costs		92-100 g/m ²	
F		F	
31-40 kWh/m ² - low running costs		92-100 g/m ²	
G		G	
21-30 kWh/m ² - low running costs		92-100 g/m ²	
H		H	
1-20 kWh/m ² - low running costs		92-100 g/m ²	
I		I	
1-20 kWh/m ² - low running costs		92-100 g/m ²	



10 Puzzle Close
Bream, Lydney GL15 6HE

Guide Price £260,000

A WELL-PRESENTED THREE-BEDROOM LINK-DETACHED FAMILY HOME. QUIETLY POSITIONED IN A SOUGHT-AFTER CUL-DE-SAC IN THE POPULAR VILLAGE OF BREAM. THE PROPERTY FEATURES A BRIGHT CONSERVATORY OFFERING FLEXIBLE ADDITIONAL LIVING SPACE, OFF-ROAD PARKING WITH AN ATTACHED GARAGE AND EV CHARGING POINT, AND A PRIVATE, ENCLOSED REAR GARDEN IDEAL FOR FAMILY LIFE AND ENTERTAINING. CONVENIENTLY LOCATED CLOSE TO VILLAGE AMENITIES, SCENIC WOODLAND WALKS, AND LYDNEY TOWN APPROXIMATELY TWO MILES AWAY.

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.



Approached via a UPVC double-glazed front door opening into a welcoming entrance hall.

ENTRANCE HALLWAY
Radiator, room for coat hooks and shoe storage, door leading to the lounge.

LOUNGE
11'04 x 14'09 (3.45m x 4.50m)
A well-proportioned front-aspect living room filled with natural light from a large UPVC double-glazed window, also with a radiator and TV aerial point. A door leads through to the kitchen/dining area.

KITCHEN
7'05 x 10'03 (2.26m x 3.12m)
Fitted with a generous range of wooden wall and base units, complemented by work surfaces and tiled splashbacks. Integrated electric oven, gas hob with extractor above, composite sink unit, plumbing for a washing machine, and wine rack. A rear-facing UPVC double-glazed window provides pleasant garden views and natural light.

DINING ROOM
7'03 x 10'02 (2.21m x 3.10m)
Open to the kitchen, creating a sociable and practical space for family meals or entertaining. There is ample room for a dining table and chairs, laminate flooring, radiator, understairs storage cupboard, and UPVC double-glazed French doors opening into the conservatory.

CONSERVATORY
8'00 x 10'08 (2.44m x 3.25m)
A bright and versatile addition to the home with large glazed panels and a glass roof. Tiled flooring, power points, wall lights, electric heater, large radiator, and double doors opening directly onto the rear garden.

FIRST FLOOR LANDING
6'00 x 10'04 (1.83m x 3.15m)
Providing access to all bedrooms and the family bathroom. Includes loft access, airing cupboard with shelving housing the Worcester gas combi boiler, smoke alarm, coved ceiling, and power point.

BEDROOM ONE
8'03 x 12'03 (2.51m x 3.73m)
A bright double bedroom positioned at the front of the property with UPVC double-glazed window. Floor-to-ceiling fitted wardrobes provide excellent storage, with space remaining for additional furniture. Radiator.

BEDROOM TWO
8'01 x 11'02 (2.46m x 3.40m)
A generous rear-facing double bedroom enjoying a peaceful outlook over the garden. UPVC double-glazed window, radiator, and coved ceiling.

BEDROOM THREE
6'05 x 9'03 (1.96m x 2.82m)
A single bedroom with front-aspect UPVC double-glazed window and radiator. Well-suited as a child's room, nursery, or study.

BATHROOM
6'06 x 5'07 (1.98m x 1.70m)
A bright bathroom with tiled walls and flooring. Comprising a white three-piece suite including panelled bath with shower over, wash hand basin, and WC. Frosted double-glazed window, radiator, and electric shaver point.

OUTSIDE
At the front of the property, there is off-road parking for two vehicles, lawned area, outside tap, electric vehicle charging point, outside light, and up-and-over door to the attached garage.

A side gate and footpath leads to the rear where there is a private, enclosed garden offering a combination of patio, gravelled areas, and raised lawn, ideal for both entertaining and family use. The garden has fenced boundaries, outside tap, external double power point, outside lighting, and direct access to the garage.

SERVICES
Mains Water, Drainage, Electricity and Gas.

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: 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
From our Coleford office, head towards Bream via Bream Avenue where you will join Coleford Road which joins onto Lydney Road. Turn left onto Maypole Road and then left into Puzzle Close. Follow Puzzle Close to the end where the property can be found 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.