



## Pine Crest Way Bream, Lydney, GL15 6HG

£220,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A well-presented two-bedroom end terrace home, located within a popular village setting. The property benefits from two good-sized bedrooms, a garage with additional storage, parking, and an enclosed rear garden. Further advantages include recently installed windows and boiler, making this an ideal purchase for first-time buyers, downsizers, or investors alike.



The property is accessed via a partially glazed UP

#### Entrance Hallway

4'1" x 5'1" (1.25 x 1.57)

Radiator, power points and stairs to first floor landing. Door providing access to the lounge.

#### Lounge

11'8" x 16'6" (3.58 x 5.05)

Front aspect UPVC double glazed window, radiator and power points. Door providing access to the kitchen.

#### Kitchen

11'8" x 7'11" (3.56 x 2.42)

Fitted with a range of base and wall units, rear aspect UPVC double glazed window and rear aspect door providing access to the garden. Space for oven with extractor hood, fridge/freezer and washing machine, power and lighting.

#### First Floor Landing

5'6" x 2'7" (1.69 x 0.81)

Power points, loft access and doors providing access to both bedrooms and the bathroom.

#### Bedroom One

8'10" x 11'8" (2.70 x 3.57)

Front aspect UPVC double glazed window, radiator and power points. Built-in wardrobe with shelving and hanging space.

#### Bedroom Two

6'8" x 10'7" (2.05 x 3.25)

Rear aspect UPVC double glazed window, radiator and power points. Built-in cupboard with wardrobe and shelving options.

#### Bathroom

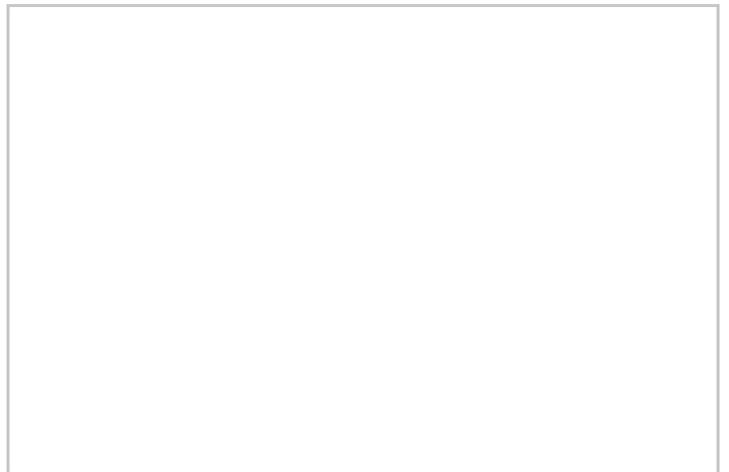
4'9" x 7'9" (1.45 x 2.38)

Rear aspect UPVC double glazed frosted window. Suite comprising panelled bath with mixer taps and shower attachment over, close-coupled WC, wash hand basin with mixer tap and vanity unit, radiator and extractor fan.

#### Outside

To the rear, the garden features a patio seating area with a pergola and polycarbonate roof, steps leading up to a lawned area with rear border planting, all enclosed by fencing.

A rear door from the garden provides access into the garage, which benefits from a manual up-and-over door, power and lighting, a workbench, and a large storage area above.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



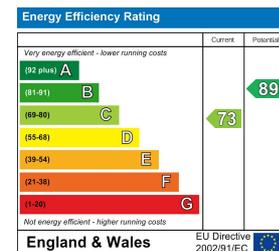
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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