



6 Witherby Walk

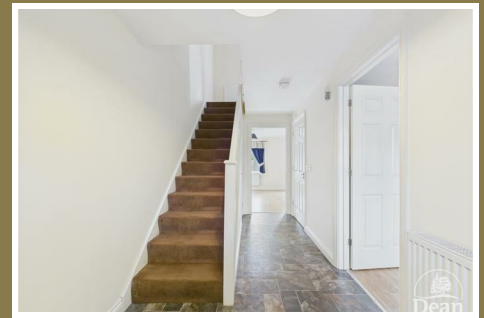
Bream, Lydney, Gloucestershire, GL15 6FB

50% Shared Ownership £92,500



A 50% shared ownership property located in the friendly village of Bream. The terraced home comprises of sizeable lounge/dining room, kitchen to the front & handy downstairs cloakroom on the ground floor. To the first floor there are two bright & airy double bedrooms and a contemporary shower room. Outside the low maintenance rear garden has a patio area with space for seating and a gravelled area, the front has a block paved driveway for off road parking.

The village of Bream benefits from convenience stores, a pharmacy, cafes and a free house, there are woodland walks in your doorstep. Bream is just a short drive away from the towns of Coleford and Lydney where you will find a large variety of supermarkets, doctors surgeries, independent businesses, free houses and amazing transport links.



Approached via composite front door into:

Entrance Hallway:

15'0" x 6'8" (4.58m x 2.04m)

Doors to cloakroom, lounge/dining room & kitchen, stairs to first floor landing, UPVC double glazed frosted window to front aspect, radiator, vinyl flooring, smoke alarm, storage cupboard, consumer unit, power & lighting.

Lounge/Dining Room:

14'7" x 12'2" (4.47m x 3.72m)

Laminate flooring, UPVC double glazed window to rear aspect, composite door to rear garden, two radiators, power & lighting.

Kitchen:

10'0" x 7'4" (3.05m x 2.24m)

A range of base units, wall units & drawers, worktops, stainless steel sink with drainer unit, tiled splashbacks, four ring gas hob, integrated oven, extractor hood, space & plumbing for washing machine, laminate flooring, UPVC double glazed window to front aspect, gas fired boiler, radiator, smoke alarm, power & lighting.

Cloakroom:

7'7" x 4'7" (2.33m x 1.42m)

W.C., pedestal wash hand basin, tiled splashback, mirror, radiator, extractor fan, lighting.

First Floor Landing:

8'6" x 6'7" (2.61m x 2.03m)

Doors to both bedrooms & shower room, radiator, loft access, smoke alarm, storage cupboard, power & lighting.

Bedroom One:

14'7" x 9'4" (4.47m x 2.85m)

Two UPVC double glazed windows to front aspect, storage cupboard, radiator, power & lighting.

Bedroom Two:

14'7" x 8'11" (4.45m x 2.72m)

Two UPVC double glazed windows to rear aspect, radiator, power & lighting.

Bathroom:

8'6" x 7'5" (2.61m x 2.28m)

Walk in double shower cubicle, partly tiled walls, pedestal wash hand basin, mirror, lighting, heated towel rail.

Outside:

To the front of the property is a block paved driveway with space for parking, there is a low maintenance gravelled area and pathway leading to the front door.

To the rear of the property the low maintenance

rear garden is fenced around, has a patio area with space for seating and a gravelled area.

Shared Ownership:

The vendor is selling this property on 50% shared ownership. For further details please contact our office.

Eligibility Criteria:

- be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- be over 18 years old

- have an annual household income of less than £80,000 (£90,000 in London).

If you wish to buy one of these properties we need to assess your eligibility for shared ownership. For this we need to see:

- Proof of ID
- Proof of address
- Proof of deposit
- Full details for each buyer

You will also be required to complete an application form and an affordability calculation.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



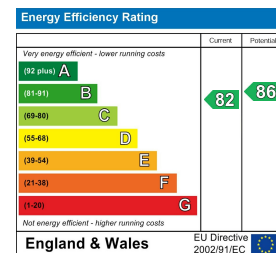
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.