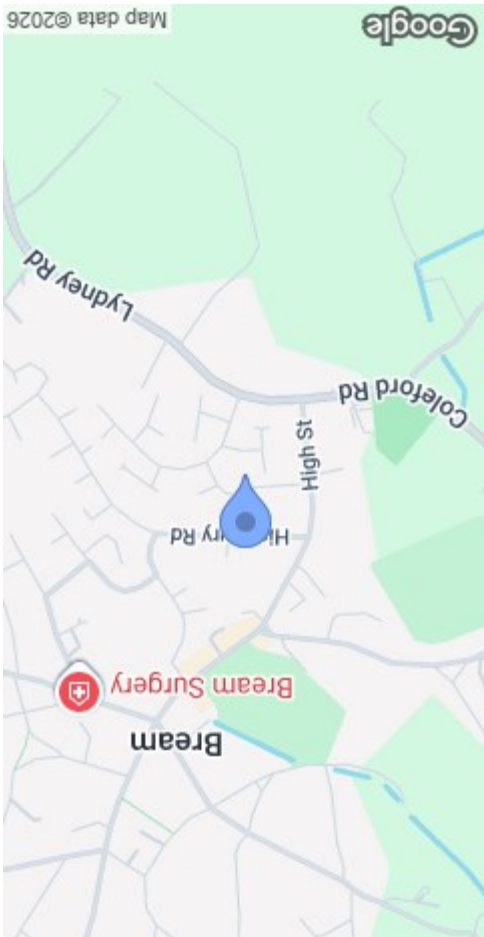


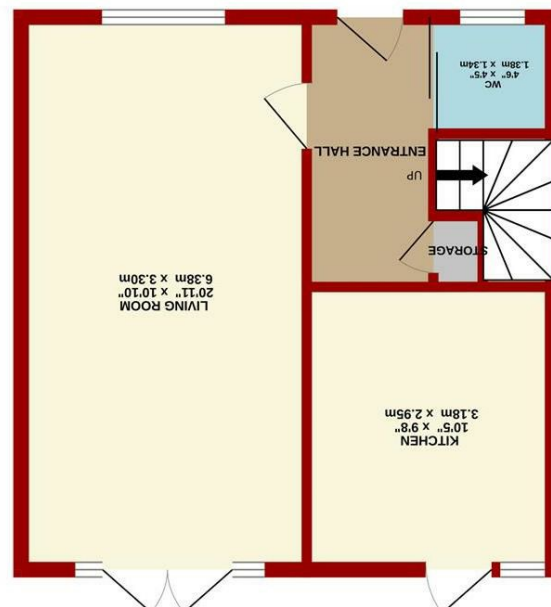
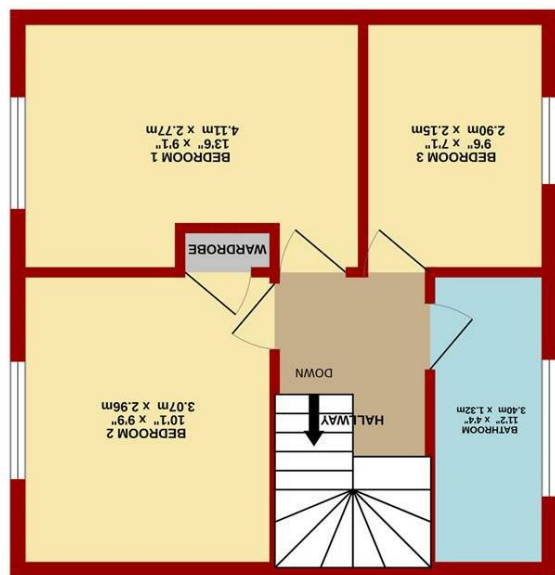


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 G 35-38 kWh/m ² per year (standard) 127-148 g/kWh CO ₂ (standard)	 88 127-148 g/kWh CO ₂ (standard)



TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2026



40 Highbury Road
 Bream, Lydney GL15 6EE

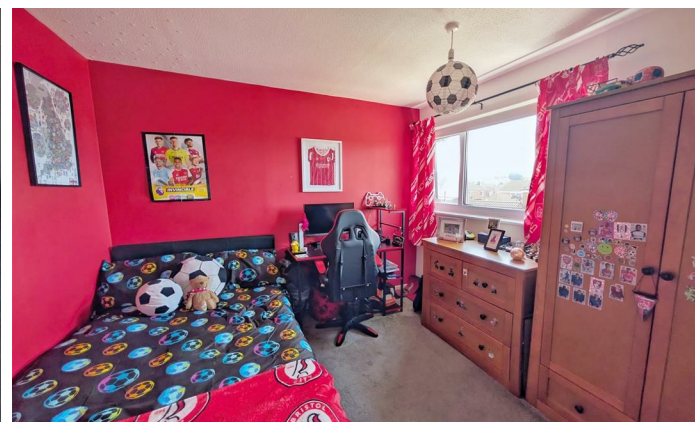
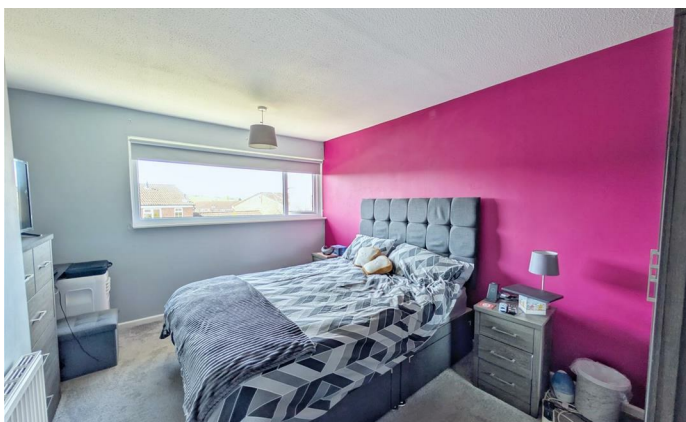
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£200,000

A WELL-PRESENTED THREE-BEDROOM FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION, OFFERING A SPACIOUS LOUNGE, ENCLOSED REAR GARDEN, GROUND FLOOR WC AND GENEROUS LIVING ACCOMMODATION THROUGHOUT.

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.



ENTRANCE HALLWAY

10'03 x 4'10 (3.12m x 1.47m)

Entered via a glazed uPVC front door into a spacious entrance hallway with wood effect flooring throughout, providing access to an under-stair's storage cupboard housing a tumble dryer and offering ample storage space, along with access to the ground floor WC.

CLOAKROOM

4'06 x 4'05 (1.37m x 1.35m)

Fitted with a WC and pedestal wash hand basin. Housing a wall-mounted gas-fired boiler with space and plumbing for a washing machine. Obscured double-glazed uPVC window to the front.

LOUNGE

20'11 x 10'10 (6.38m x 3.30m)

A bright and spacious living area featuring a double-glazed uPVC window to the front and double-glazed uPVC French doors opening onto the rear garden. There is ample space for a dining table and additional storage, along with wood effect flooring, radiators and multiple power points.

KITCHEN

10'05 x 9'08 (3.18m x 2.95m)

Fitted with a range of base units, drawers, and wall-mounted cabinets with roll-top work surfaces. Incorporating a sink and drainer with mixer tap, integrated dishwasher, and space for a cooker and freestanding fridge freezer. Tiled walls and flooring. Double-glazed uPVC window and door providing access to the rear garden.

FIRST FLOOR LANDING

From the hallway, stairs to first floor landing with doors leading into all bedrooms and bathroom.

BEDROOM ONE

13'06 x 9'01 (4.11m x 2.77m)

A generously sized double bedroom with space for wardrobes and additional furniture. Double-glazed uPVC window, radiator, and power points.

BEDROOM TWO

10'01 x 9'09 (3.07m x 2.97m)

Double bedroom with a double-glazed uPVC window to the rear, radiator, and power points.

BEDROOM THREE

9'06 x 7'01 (2.90m x 2.16m)

Single bedroom with a double-glazed uPVC window to the front, radiator, and power points.

BATHROOM

11'02 x 9'09 (3.40m x 2.97m)

The bathroom is fitted with a panelled bath with handheld shower over, WC, and vanity wash hand basin. There is also a shower unit with a Mira electric shower. The room benefits from tiled walls and flooring, along with a double-glazed uPVC obscured window to the front.

OUTSIDE

To the front of the property there is an allocated parking space, there is then a sizeable front garden, mainly laid to lawn and enclosed by fencing, with gated access leading to the rear of the property.

An enclosed rear garden featuring a patio seating area, lawn, and pathway leading to an outbuilding providing useful storage.

OUTBUILDING

15'02 x 8'06 (4.62m x 2.59m)

A useful outbuilding offering ample storage space, with the benefit of a power point.

AGENTS NOTE

There is a right of way for the neighbouring property.

SERVICES

Mains Gas, Water, Electricity and 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

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.

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, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along this road and bear left signposted Bream. Proceed along this road for approximately two miles passing the Co-op on your right hand side. After a short distance turn left into Bream High Street and continue along turning right onto Highbury Road. Proceed along this road for a short distance where the property can be located along 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.

