



## Whitechapel Road Bream, Lydney, GL15 6LR

£230,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are proud to offer to the market this well presented two-bedroom semi-detached property on a generous plot, located in the sought after village of Bream. The property offers two double bedrooms and a sizeable living area on the ground floor. To the front is a large driveway for multiple cars and two shed/workshop spaces fitted with power and lighting.

The village of Bream benefits from a post office, doctors surgery, primary school, public house, several shops, library, cricket club and rugby club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of shops, banks, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.



Approached via composite front door into:

#### Entrance Hallway:

6'1 x 4'1 (1.85m x 1.24m)

Wi-Fi, telephone point, stairs to first floor landing, single panelled radiator, power & lighting.

#### Kitchen:

8'7 x 12'0 (2.62m x 3.66m)

A range of base & wall units with cupboard housing boiler, pull out understairs pantry storage, electric hob and oven, space & plumbing for washing mashing, two bowl sink and drainer, space for under counter fridge. UPVC double glazed window to front aspect, single panelled radiator, power & lighting. The kitchen leads through into the living room through a double glazed wooden door.

#### Living Room:

11'11 x 13'4 (3.63m x 4.06m)

Electric fireplace, UPVC double glazed door with surrounding windows to rear garden, power & lighting.

#### First Floor Landing:

5'9 x 7'11 (1.75m x 2.41m)

Loft access, power & lighting, doors to both bedrooms and bathroom.

#### Bedroom One:

12'0 x 9'9 (3.66m x 2.97m)

Single panelled radiator, UPVC double glazed window to rear garden, power & lighting.

#### Bedroom Two:

8'8 x 6'10 (2.64m x 2.08m)

Single panelled radiator, two UPVC double glazed windows to front, built in wardrobe

storage, storage cupboard fitted with radiator, power & lighting.

### Bathroom:

5'9 x 7'11 (1.75m x 2.41m)

Single panelled radiator, frosted UPVC double glazed window to side, shower cubicle, W.C., bath with shower attachment, wash hand basin with built in storage, lighting.

### Outside:

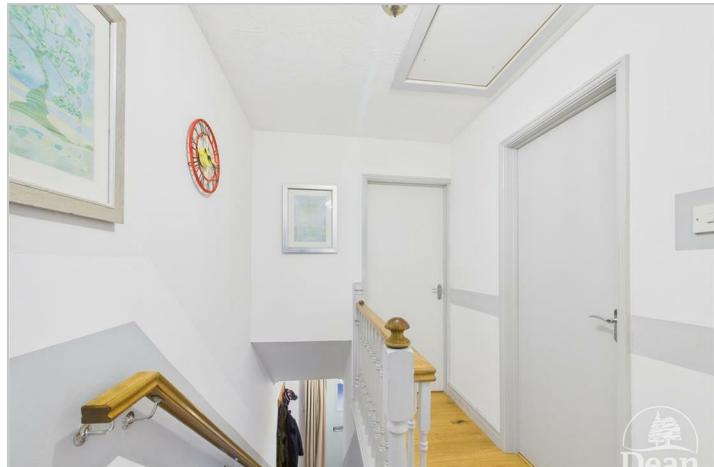
Tiered garden with covered patio area and

storage, decking area with far reaching views and laid to lawn. Shed storage and outside power. To the front of the property there is plenty off road parking for multiple vehicles.

### Storage Sheds:

9'4 x 9'11 (2.84m x 3.02m)

Shelved throughout and perfect workshop space, power and lighting.



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Tenanted Property – 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.

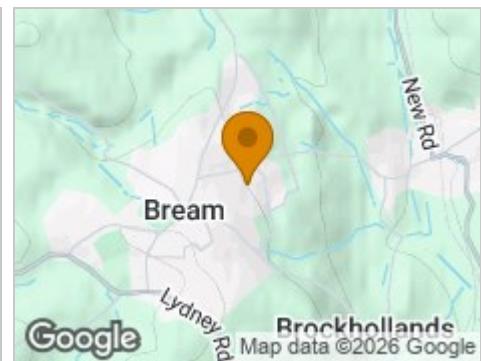
## Road Map



## Hybrid Map



## Terrain Map



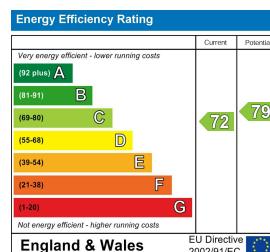
## Floor Plan



## Viewing

Please contact our 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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