

Energy Efficiency Rating

Key: Minimal impact - lower CO2 emissions (Green), Low impact - lower CO2 emissions (Yellow), Moderate impact - lower CO2 emissions (Orange), High impact - lower CO2 emissions (Red).

Country	Rating
Denmark	A
Finland	B
Sweden	C
Germany	D
France	E
Spain	F
Italy	G

Environmental Impact (CO2) Rating

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1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.

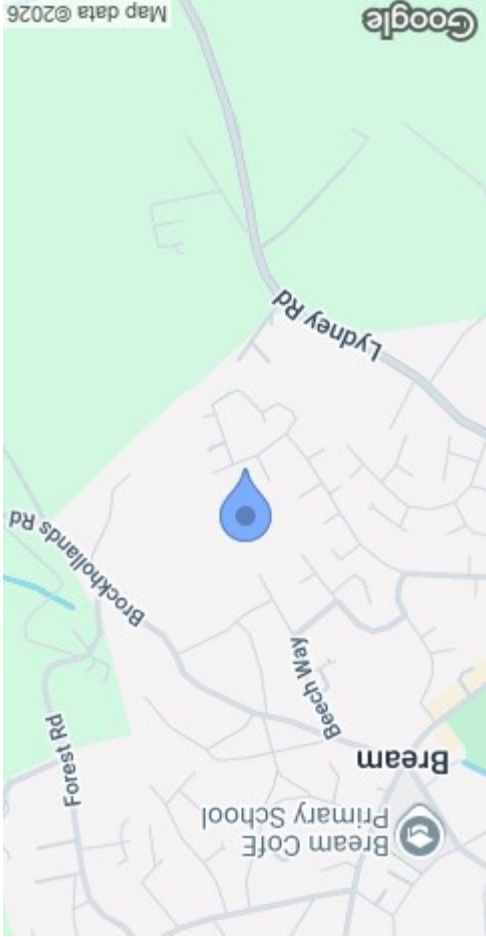
1ST FLOOR ROOMS:

- BEDROOM 1: 12'5" x 8'8" (3.79m x 2.64m)
- BEDROOM 2: 10'1" x 8'8" (3.07m x 2.64m)
- BEDROOM 3: 9'3" x 6'3" (2.82m x 1.91m)
- BATHROOM: 6'6" x 6'3" (1.98m x 1.91m)
- LANDING
- WARDROBE
- UPPER BOARDING CLOSET
- DOWN

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

GROUND FLOOR ROOMS:

- KITCHEN: 15'3" x 10'2" (4.64m x 3.10m)
- LOUNGE: 14'11" x 12'0" (4.55m x 3.65m)
- ENTRANCE HALL
- UP
- DOWN



£200,000

THREE BEDROOM HOME WITH LOVELY FAR-REACHING VIEWS situated in a popular residential development in Bream, with TWO ALLOCATED OFF-ROAD PARKING SPACES AND FAR-REACHING VIEWS OVER OPEN FARMLAND TO THE REAR.

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

Accessed via a part double glazed, frosted wooden door, the entrance hallway has wood-effect flooring, radiator and power points. Stairs lead to the first floor, with doors leading to the lounge, kitchen/diner and useful understairs storage cupboard.

LOUNGE

14'11" x 12'0" (4.55m x 3.66m)

A good-sized reception room with radiator, power points and television/internet points. A door provides access to a useful understairs storage cupboard, with a part double glazed wooden door leading through to the kitchen/diner.

KITCHEN/DINER

15'3" x 10'2" (4.65m x 3.10m)

Fitted with a range of base and wall-mounted units beneath rolled-edge worktops, incorporating space for a cooker together with plumbing for a washing machine and dishwasher. There are power and appliance points, with a wall-mounted Glow-worm gas-fired boiler. The room provides space for a dining table and chairs and benefits from a rear-aspect double glazed UPVC window and rear-facing double glazed UPVC sliding doors opening onto the garden.

FIRST FLOOR LANDING

The stairs rise from the entrance hallway to the first floor landing, which has power points, a useful airing cupboard housing the hot water tank, access to the loft space and doors leading to all three bedrooms and the family bathroom.

BEDROOM ONE

12'5" x 8'8" (3.78m x 2.64m)

A well-proportioned double bedroom with radiator, power points, double doors opening to a built-in wardrobe and a front-aspect double glazed UPVC window.

BEDROOM TWO

10'1" x 8'8" (3.07m x 2.64m)

A further bedroom with radiator, power points, built-in wardrobe and rear-aspect double glazed UPVC window. The rear-facing position provides a particularly attractive outlook, with views across adjoining grazing farmland and far-reaching countryside beyond.

BEDROOM THREE

9'0" x 6'3" (2.74m x 1.91m)

Having radiator, power points and a front-aspect double glazed UPVC window.

BATHROOM

6'3" x 6'3" (1.91m x 1.91m)

Fitted with a coloured suite comprising panelled bath, pedestal wash hand basin and WC. There is a heated towel rail, part-tiled walls and a rear-aspect double glazed UPVC frosted window.

OUTSIDE

FRONT GARDEN

The property benefits from TWO ALLOCATED OFF-ROAD PARKING SPACES to the front. The front garden is principally laid to lawn and enclosed by picket fencing, with attractive flower borders. Gated access leads through to the rear garden.

REAR GARDEN

The enclosed rear garden is designed for relatively low-maintenance living, with paved patio seating and gravelled areas complemented by some mature shrubs. A low wooden fence to the rear allows the garden to take full advantage of the LOVELY VIEWS ACROSS THE ADJOINING FARMLAND AND FAR-REACHING COUNTRYSIDE BEYOND.

AGENT'S NOTE – SHARED OWNERSHIP

Please note that this property is being offered for sale at 100% OWNERSHIP, following staircasing from the current 50% shared ownership arrangement. As a result, the property will be sold as FREEHOLD, rather than leasehold.

Although the property is being sold with 100% ownership, prospective purchasers will still be required to meet the eligibility criteria applicable to the Shared Ownership scheme. In summary, applicants must have a household income of no more than £80,000 per annum and must not currently own or have a legal interest in another property, unless that property is already sold subject to contract.

SERVICES

Mains - Water, Electricity, Drainage 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 are to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 Coleford proceed out of the town towards Sling/ St Briavels turning left signposted Bream (B4231) Bream Avenue. Upon entering the Village of Bream turn left on to the High Street. Take the second right on to Highbury Road and continue to the end. Turn left in to Whittington Way, take the first right and the property can be found in the bottom left hand corner 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.

Bream

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