



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

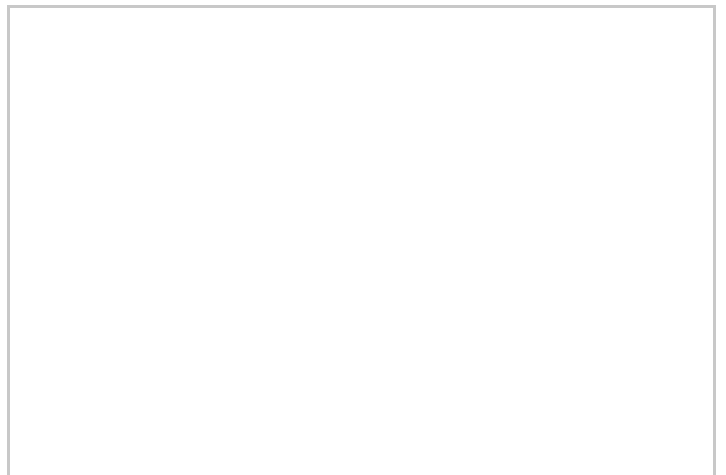
4'9" x 7'9" (1.45 x 2.38)

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.



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 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.

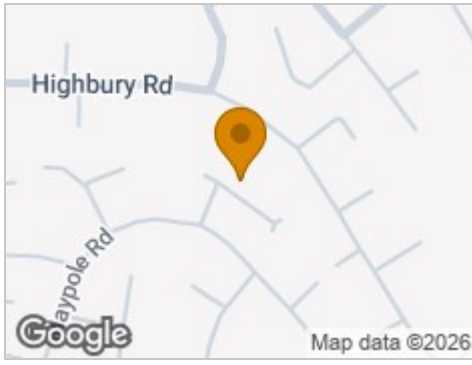
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

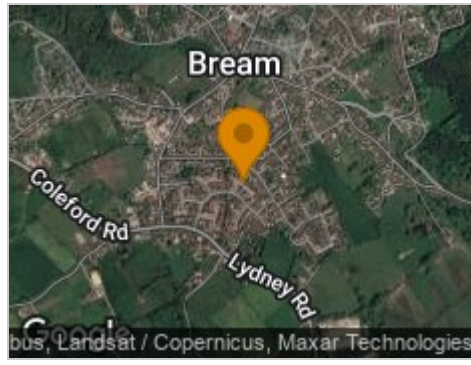
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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



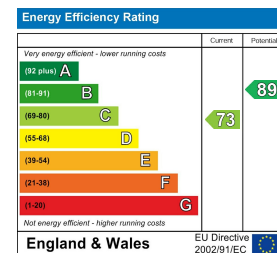
Floor Plan



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



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.