



At first glance

- 2 bedrooms
- Driveway
- Enclosed garden
- Perfect project
- Village location
- Opportunity to modernise

In detail

A two bedroom semi-detached property which is in need of cosmetic enhancement and modernisation throughout, offering driveway and enclosed garden to rear.

This property was once a larger, detached property and has recently been split by the current vendors to now offer a cosier two bedroom property; perfect for first time buyers or those looking to make a property their own, with endless opportunities for the new owner to put their very own stamp on it.

Internally comprising; garden room, kitchen/diner, lounge, two bedrooms and a bathroom. Externally, there is a driveway providing parking and enclosed garden to rear.

Situated in the village of Bream, this location offers a range of amenities to include: cafes, public houses, doctor's surgery, pharmacy, primary school, butchers, hotel, supermarkets, pet groomers and sports club.

The market town of Lydney is approximately 3.2 miles distance where there are a further range of facilities. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: TBC (Forest of Dean District Council)

Tenure: Freehold

This property has a flying freehold over the adjoining property.

Parking options: Driveway

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Garden room

Access to the property is from the rear.

Windows to rear aspect and window to front aspect through to kitchen/diner.

Kitchen/diner

Fitted units at base level with worktop space, space and plumbing for washing machine and tumble dryer, space for freestanding fridge freezer, tiled splash backs, space for dining table and chairs, sink unit with drainer, windows to side and rear aspects, stairs leading up to first floor, access through to lounge.

Lounge

Windows to front and side aspects, radiators.

FIRST FLOOR:

Landing

Access through to both bedrooms and bathroom.

Bedroom 1

Window to front aspect, storage cupboard.

Bedroom 2

Window to rear aspect.

Bathroom

WC, wash hand basin, bath with shower attachment, storage cupboard, skylight.

Outside

To the side of the property, there is a driveway providing parking for multiple vehicles, and grass areas to each side. There is a side gate which takes you into the rear garden and provides access through to the property.

The rear garden is laid to lawn with a variety of shrubs and trees.

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: TBC

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
548 sq ft. (50.9 sq.m.) approx.



1ST FLOOR
338 sq ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA - 886 sq ft. (82.3 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.