



Fir Tree Cottage, High Street, Bream, Lydney
OIRO £315,000

3 bedroom terraced house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to village amenities
- Highly desirable location
- Off-road parking
- Well-maintained garden
- Additional parcel of land for extra parking
- Cottage

In detail

A light and charming three bedroom mid-terraced cottage offering driveway providing parking, enclosed garden to rear and additional land with option for more parking, situated in a well-sought after location in the village of Bream.

This property is perfect for budding families and those looking to be within close proximity to village amenities.

Internally, it offers comfortable accommodation and comprises; entrance hall, lounge, dining room, kitchen, family room, three bedrooms and a bathroom.

Externally, there is a driveway to front with a separate parcel of land over the lane which offers additional parking space if desired. The gardens are well-maintained and offer plenty of space outside to relax. There are various seating areas, a chicken coop and a storage shed.

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: B (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Stairs leading up to first floor, storage cupboard, access through to lounge and dining room.

Lounge

Feature fireplace with gas fire, wood-effect flooring, radiator, windows to front aspect.

Dining Room

Tiled flooring, radiator, space for dining table and chairs, opening through to kitchen, access through to family room.

Kitchen

Fitted units at eye and base level with worktop space, tiled splash backs, integrated oven, gas hob with extractor hood above, integrated dishwasher and fridge freezer, space and plumbing for washing machine, sink unit with drainer, tiled flooring, window to rear aspect, door to outside.

Family room

Wood-effect flooring, radiator, French doors to outside.

FIRST FLOOR:

Landing

Access to all three bedrooms and bathroom, airing cupboard.

Bedroom 1

Built-in wardrobes, window to front aspect, radiator, wooden floorboards.

Bedroom 2

Window to rear aspect, radiator, wood-effect flooring.

Bedroom 3

Carpeted flooring, windows to front and side aspects, radiator, built-in wardrobe.

Bathroom

Bath with electric shower, WC, wash hand basin, heated towel rail. window to rear aspect.

Outside

To the front of the property, there is a gravel driveway providing parking for multiple vehicles.

Opposite the lane, there is an additional parcel of land which benefits from an outdoor storage shed and additional parking if desired.

To the rear, there is a gravel and patio area with views across the forest which offers a great seating space outside with a pathway leading down to further garden and seating area with fire pit. The rest of the garden is laid to lawn, with a variety of shrubs, bushes, plants and trees, and there is an additional seating space, a chicken coop and outdoor shed for storage.

Services

Mains gas, water, electric and drainage connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

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.





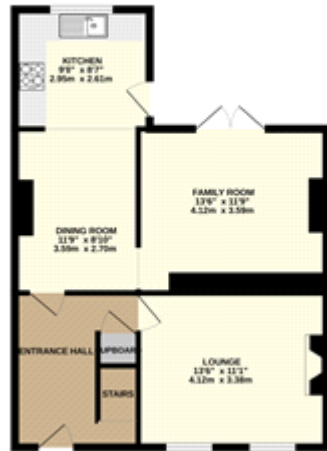
Town and Country



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/fixings 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
566 sq ft (52.6 sq.m.) approx.



1ST FLOOR
481 sq ft (42.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
		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.