



## At first glance

- 3 Bedrooms
- Driveway
- Garage
- Gardens to front and rear
- Highly desirable location
- Over looking woodland
- Village location
- Close to woodland walks

## In detail

A light and spacious three bedroom semi-detached property offering driveway providing parking, garage, and gardens to front and rear, with fields to the rear and woodland views to front. Situated in a village location close to local amenities.

This property offers generous and comfortable accommodation set over two floors. Internally, the property comprises; entrance hall, lounge, kitchen/diner, cloakroom, rear porch, three bedrooms and a bathroom. Externally, there is a driveway to front providing parking, garage with power and lighting supply, lawned area to front, and rear garden which is laid to patio, with steps leading up to a further lawned area.

Situated in the heart of 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. Lydney offers a lovely small high street with a variety of independent shops, cafes, restaurants and more. 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: C  
Tenure: Freehold  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains





### **Porch**

Window to front aspect, access through to entrance hall.

### **Entrance hall**

Stairs leading up to first floor, oak flooring, access through to lounge and kitchen/diner.

### **Lounge**

Window to front aspect, Oak flooring, radiator, feature log burner.

### **Kitchen/diner**

Fitted units at eye and base level with worktop space, space and plumbing for washing machine and dishwasher, integrated dual ovens, gas hob with extractor hood above, space for freestanding fridge freezer, space for dining table and chairs, window to rear aspect, wood-effect flooring, access through to hall which leads to cloakroom and rear porch.

### **Cloakroom**

WC, wash hand basin, tile effect flooring, part tiled walls, window to side aspect.

### **Porch**

Rear porch providing access out to rear garden.

### **FIRST FLOOR:**

#### **Landing**

Airing cupboard, access through to all bedrooms and bathroom.

#### **Bedroom 1**

Carpeted flooring, radiator, window to rear aspect, built-in wardrobes.

#### **Bedroom 2**

Carpeted flooring, radiator, window to front aspect.

#### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect, built-in cupboard.

#### **Bathroom**

Bath with shower, wash hand basin with vanity unit underneath, WC, tile effect flooring, fully tiled walls, window to rear aspect.

#### **Outside**

To the front of the property, there is a gated driveway which offers parking with a garage behind. There is a lawned garden to the side with a variety of bushes and plants.

To the rear of the property, there is a patio area providing seating space with steps then leading up to a lawned area at the top of the garden. There are plenty of bushes, shrubs and plants in the rear garden, with fields behind and open woodland beyond.

#### **Services**

Mains water, electric, drainage and gas connected.

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

#### **Rates**

Council Tax Band: C

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](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.

#### **Viewings**

By prior appointment with Hills

#### **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*



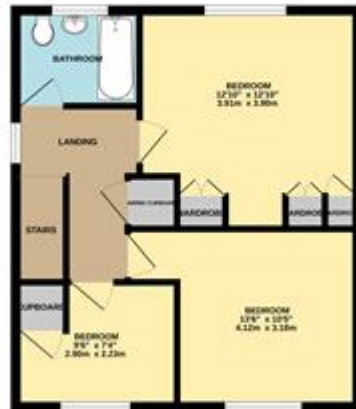
*Commercial*

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/fitings 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  
656 sq ft. (61.2 sq.m.) approx.



1ST FLOOR  
467 sq ft. (43.4 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		74	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.