



At first glance

- 2 bedrooms
- Close to local amenities
- Garage
- Highly desirable location
- Low maintenance garden
- Two driveways
- Wet room
- Corner plot

In detail

Offering huge potential; a two bedroom detached bungalow on a larger than average corner plot, with parking for up to 5+vehicles and a garage. Offered with NO onward chain an situated in the popular village of Bream.

The internal accommodation offers an entrance hall, living room, kitchen/diner, wet room and two bedrooms. Externally, there is a garage and outdoor office, with two driveways offering plenty of parking space and lawned gardens to front and side enclosed by fencing.

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, 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: C (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Heating: LPG
Water supply: Mains
Sewerage: Mains





Entrance hall

Storage cupboard, access through to living room, kitchen, bathroom and both bedrooms.

Living room

Carpeted flooring, feature fireplace, window to front aspect.

Kitchen

Fitted units at eye and base level, sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for freestanding cooker and fridge freezer, wood-effect flooring, window to rear aspect, door to side.

Bedroom 1

Carpeted flooring, window to front aspect, radiator.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator.

Bathroom

Wet room shower with shower screen, WC, wash hand basin, window to rear aspect.

Outside

There are two driveways for the property, one to the front and one to the rear, where there is also a garage for outdoor storage space. The gardens are laid to lawn and to the front and side of the property and are enclosed by fencing.

Services

Mains water, electric and drainage connected. LPG gas.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	39	
(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.