



## Acacia Close

Bream, Lydney, GL15 6LE

£250,000



Situated in the sought after village of Bream, Acacia Close presents a wonderful opportunity to acquire a semi-detached house built in the early 70's. This property boasts three spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office. The house features a comfortable reception room, perfect for relaxing or entertaining.

With two bathrooms, morning routines will be a breeze, providing convenience for busy households. The property also benefits from ample parking space for up to four vehicles, a rare find in such a desirable location.

While the house is in need of modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a home tailored to their tastes. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated in a sought-after village location, residents will enjoy the tranquillity and community spirit that Bream has to offer, while still being within easy reach of local amenities and transport links. This property is a blank canvas waiting for the right owner to transform it into a dream home. Don't miss out on this exceptional opportunity to invest in a property with great potential in a lovely village setting.



#### Entrance Hallway :

12'6" x 5'10" (3.83 x 1.78)

Entered via UPVC double glazed door with glass side panel, under stairs storage cupboard, radiator, consumer unit, stairs to first floor.

#### Lounge / Diner :

25'6" x 10'5" (7.79 x 3.20)

Fireplace with gas fire inset, double doors to second reception room, door to kitchen, UPVC double glazed window to front aspect.

#### Second Reception Room :

6'7" x 17'1" (2.01 x 5.22)

Double glazed windows to rear aspect, double glazed door and single glazed window to side aspect leading to rear garden

#### Kitchen :

11'2" x 8'3" (3.42 x 2.52)

Wall and base cabinets, sink unit, space for electric cooker, extractor hood, space for fridge/freezer and washing machine, tiled splash backs, vinyl flooring, radiator, double glazed window to rear aspect, door to Wet Room.

#### Wet Room :

9'8" x 7'0" (2.95 x 2.14)

Wall mounted shower, low level WC, wash hand basin, towel radiator, vinyl flooring, double glazed windows to side and rear aspects, door to outside, door to storage room.

#### Storage Room :

6'5" x 7'4" (1.97 x 2.26)

UPVC double glazed window and door to front aspect. Batteries for the solar panels.

#### First Floor Landing :

7'10" x 6'4" (2.41 x 1.94)

Access to loft space, double glazed window to side aspect.

#### Bedroom 1 :

13'9" x 10'0" (4.21 x 3.07)

Radiator, double glazed window to front aspect

#### Bedroom 2 :

11'4" x 10'1" (3.47 x 3.08)

Radiator, double glazed window to rear aspect.

### Bedroom 3 :

8'2" x 6'5" (2.51 x 1.96)

Over stairs storage cupboard, radiator, double glazed window to front aspect.

### Bathroom :

6'3" x 6'4" (1.92 x 1.94)

Bath with shower over, low level WC, wash hand basin, double glazed window to rear aspect.

### Outside :

Front - Lawn, driveway with off road parking for 4 vehicles.

Rear - Lawn, with mature trees and shrubs, patio, garden shed, all enclosed by fencing. Solar panel on roof supplying electric to the property.



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

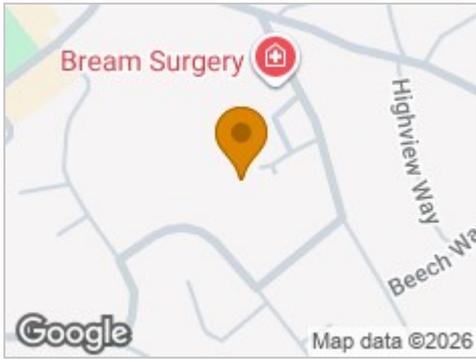
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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

## Road Map



## Hybrid Map



## Terrain Map



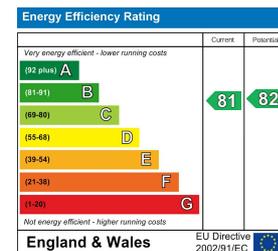
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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