



High Street, Bream

Lydney, GL15 6EQ

£170,000



PUBLIC NOTICE

ADDRESS: The Cottage, High Street, Bream, Lydney, GL15 6EQ

We are acting in the sale of the above property and have received an offer of £155,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: E

*****NO ONWARD CHAIN*** ***VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are proud to offer this sizeable two bedroom semi-detached property to the market.

The village of Bream benefits from a post office, doctors surgery, primary school, public house, several shops, library, cricket club and rugby club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of shops, banks, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.



Accessed via neighbouring property from roadside:

Approached via UPVC double glazed door:

Dining Room:

12'4 x 11'10 (3.76m x 3.61m)

Large space, open fire place. Double glazed UPVC windows to front aspect.

Living Room:

11'4 x 11'9 (3.45m x 3.58m)

Large UPVC double glazed window to front aspect, carpeted. Double panelled radiator and electrical switch board.

Hallway:

7'4 x 11'10 (2.24m x 3.61m)

Large bright and open stairwell with exposed beam and potential for storage underneath. Double panelled radiator.

Kitchen:

6'10 x 11'10 (2.08m x 3.61m)

Electric oven and hob. Space for washing machine, built in 1/2 size dishwasher, boiler and sink with drainer. Space for fridge/freezer.

Double panelled radiator, large double glazed UPVC windows to front aspect.

Bathroom:

7'0 x 5'4 (2.13m x 1.63m)

Electric shower, wash hand basin, w/c, single panelled radiator and frosted window to the rear.

Bedroom One:

11'5 x 11'1 (3.48m x 3.38m)

Large double bedroom with UPVC double glazed window to front aspect. Loft hatch.

Bedroom Two:

11'7 x 8'7 (3.53m x 2.62m)

Double bedroom with double glazed UPVC window to front aspect.

Outside:

Courtyard area to the front of the property laid with Astro Turf. The rear garden is access via path through neighbouring garden, as shown on the outlined photograph.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

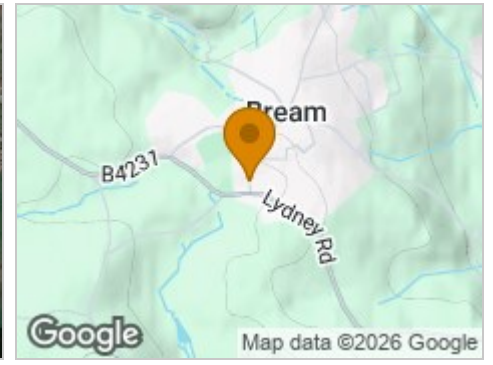
Road Map



Hybrid Map



Terrain Map



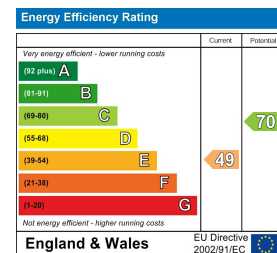
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.