



Highbury Road

Bream, Lydney, GL15 6EE

For Sale By Informal Tender
£180,000



SEALED BIDS FOR THIS 'UNDER MARKET IN VALUE' PROPERTY!!

Due to this property being priced for the immediate market, we invite all clients looking to buy this 3 bedroom house at under market value in return for a completion set for end August.

We invite interest/viewings from those in a position to proceed with a view to making a sealed bid offer by SUNDAY 13TH JULY 2025.

Please read through the brochure for specific details required to be submitted with your offer.

The seller requires a completion for end August in return for a very attractive sale price. NO CHAIN.

The property benefits from an entrance hallway, sitting room, kitchen/diner, three bedrooms, family bathroom, driveway with off road parking for three vehicles, lawned rear garden, gas central heating and double glazing. COME AND TAKE A LOOK AS THIS IS A WELL PRICED PROPERTY.

Similar properties rent for £1000pcm.



Entrance Hall:

6'3" x 5'7" (1.91m x 1.71m)

Entered via UPVC door, stairs to first floor, radiator.

Lounge:

8'9" x 11'3" (2.68m x 3.43m)

Open fireplace with wood surround, double glazed French doors to rear, radiator.

Kitchen/Dining Room:

10'5" x 17'5" (3.19m x 5.31m)

Matching base cabinets, sink unit, gas hob, electric oven, extractor hood, plumbing for washing machine, recess for fridge/freezer, wall mounted gas boiler, understairs cupboard, tiled floor, double glazed window to front aspect, double glazed door to side.

Dining Area:

Mock fireplace, laminate flooring, radiator, double glazed window to rear aspect

First Floor Landing:

2'11" x 6'7" (0.89m x 2.01m)

Double glazed window to front aspect.

Bedroom One:

10'5" x 11'2" (3.18m x 3.41m)

Built in cupboard with radiator and shelving, radiator, double glazed window to rear aspect.

Bedroom Two:

8'10" x 7'2" (2.71m x 2.20m)

Radiator, double glazed window to rear aspect.

Bedroom Three:

5'6" x 9'8" (1.69m x 2.97m)

Built in over stairs cupboard, radiator, double glazed window to front aspect.

Bathroom:

5'3" x 5'10" (1.62m x 1.80m)

Bath with shower attachment, low level WC, wash hand basin, towel radiator, tiled walls, tiled floor, double glazed window to side aspect.

Outside:

Gravelled driveway with parking for three vehicles, side gate access to rear garden which is laid to lawn, garden shed.

Agent's Note:

Some photos are virtually staged with furniture using AI.

SEALED BID INFORMATION

1. This property has been marketed with an asking price of over 200k, just like in a standard sale, we on behalf of the seller will ask all potential buyers to make a 'sealed' offer by a certain date and time.
2. The buyer needs to decide and write down their bid i.e. the amount they are prepared to pay for the property, and seal it in an envelope. We are unable to tell you the amount of other offers received.
3. Once the deadline has passed (13th July 2025), the bids will be opened by the seller and he/she will advise the agent of the offer bids and which one to accept. The seller will then choose which offer to accept. We, the estate agent will contact the successful bidder to let you know. Usually, the highest offer wins, but sometimes a seller may consider other factors, for example accepting a lower offer from someone who is chain-free or a cash buyer.
4. Therefore, please submit with your offer as much information about yourselves in regards to your property status, financial requirements and any deposit available. The seller and the buyer retain the right to withdraw from the purchase. As with any other offer, it is not a legally binding agreement and either party

can pull out at any point before contracts are exchanged. Continue the bid by detailing your finances. State how much of the purchase price you will provide yourself and how much will be on a mortgage. State the name of your lender if you have been pre-approved for a mortgage. The seller does not have to accept the highest bid, but will accept the bid that demonstrates that the purchaser is in a position to buy and is not likely to pull out of the purchase.

State how much of the purchase price you will provide yourself and how much will be on a mortgage, if required.

5. Include the details of your solicitor in the next paragraph. Although this is not necessary, it shows the seller that you are serious in your intention to buy and have already made all efforts to prepare for a quick purchase.

6. Conclude with a paragraph that highlights your strengths and

explain how you value the opportunity to live in the house, for example, by saying that you hope your children will be able to grow up in such a wonderful home. Add anything that you think might sway the seller to accept your bid even if it is not the highest.

7. Sign the letter and print your name in block capitals. Make sure you deliver the letter to the estate agent before the deadline for all offers.

8. The email to use for delivery of any digital offers is allan@deanestateagents.co.uk

9. Act quickly, as soon as you've finalised your bid, submit it. You'll seem keen and organised – the type of buyer most sellers will want.

10. All bids will be acknowledged by the agent. The bids will be delivered to the seller and there maybe a short time to wait for an answer, please bear with us.



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.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

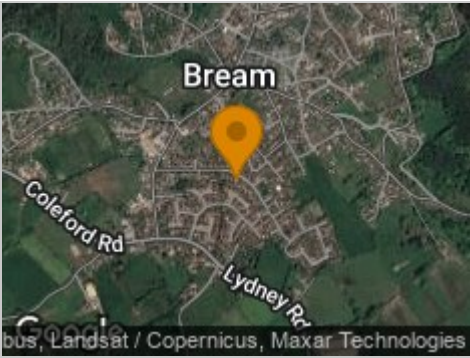
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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

Floor 0

Floor 1

Approximate total area[®]
616.67 ft²
57.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

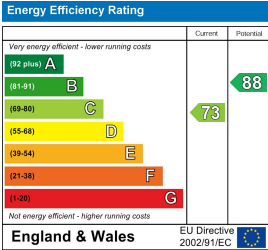
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

