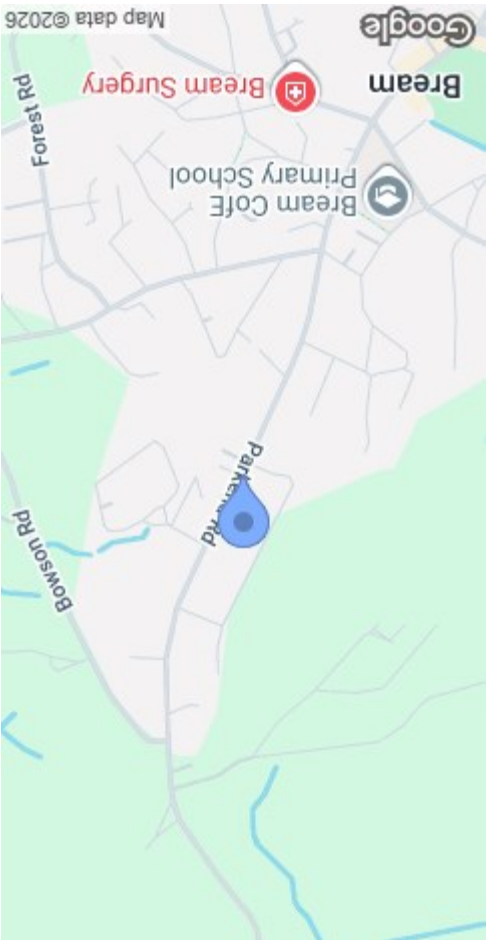


MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	2020/21/E/C	England & Wales	2020/21/E/C	England & Wales
Very Energy Efficient (A+)	100-109 kWh/m ² /year	100-109 kWh/m ² /year	100-109 kWh/m ² /year	100-109 kWh/m ² /year
Very Energy Efficient (A)	81-100 kWh/m ² /year	81-100 kWh/m ² /year	81-100 kWh/m ² /year	81-100 kWh/m ² /year
Good (B)	61-80 kWh/m ² /year	61-80 kWh/m ² /year	61-80 kWh/m ² /year	61-80 kWh/m ² /year
Good (C)	51-60 kWh/m ² /year	51-60 kWh/m ² /year	51-60 kWh/m ² /year	51-60 kWh/m ² /year
Fair (D)	41-50 kWh/m ² /year	41-50 kWh/m ² /year	41-50 kWh/m ² /year	41-50 kWh/m ² /year
Fair (E)	31-40 kWh/m ² /year	31-40 kWh/m ² /year	31-40 kWh/m ² /year	31-40 kWh/m ² /year
Poor (F)	21-30 kWh/m ² /year	21-30 kWh/m ² /year	21-30 kWh/m ² /year	21-30 kWh/m ² /year
Poor (G)	11-20 kWh/m ² /year	11-20 kWh/m ² /year	11-20 kWh/m ² /year	11-20 kWh/m ² /year
Very Poor (H)	1-10 kWh/m ² /year	1-10 kWh/m ² /year	1-10 kWh/m ² /year	1-10 kWh/m ² /year



12 Parkend Road
Bream, Lydney GL15 6JY

Offers Invited £260,000

THREE BEDROOM SEMI DETACHED house located in the SOUGHT AFTER VILLAGE of Bream, with woodland walks on the door step. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, AMPLE OFF ROAD PARKING and a DOUBLE GARAGE to the rear.

The village of Bream has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities



The property is approached via a upvc double glazed door into:

ENTRANCE HALL

Tiled flooring, door to storage cupboard which houses the gas fired wall mounted boiler and upvc double glazed window to front aspect, stairs to the first floor and power points.

LOUNGE

11'09 x 9'08 (3.58m x 2.95m)

Upvc double glazed window to side and front aspects, power points, TV point and feature fireplace with multi fuel burner inset on a tiled hearth. Door giving access into:

KITCHEN/BREAKFAST ROOM

12'05 x 11'09 (3.78m x 3.58m)

A range of base, wall and drawer units, twin bowl Belfast sink unit with mixer tap , space for fridge/freezer, gas oven with four ring gas hob and cooker hood above, power points, USB points, partly tiled walls, tiled flooring, radiators, breakfast bar with stools underneath, inset ceiling spotlights, consumer unit, door to storage cupboard with power points. Upvc double glazed window to the rear aspect and upvc double glazed door to the side aspect. Door giving access into:

CLOAKROOM

WC, heated towel rail, tiled flooring, extractor fan and upvc double glazed obscured glass window to side aspect.

DINING ROOM/PLAYROOM

14'0 x 11'03 (4.27m x 3.43m)

Radiator, power points, upvc double glazed window to the front aspect and upvc double glazed sliding door to the rear aspect providing access into the garden.

From the hallway, stairs giving access to first floor landing.

FIRST FLOOR LANDING

Access into loft space, radiator, upvc double glazed window to the rear aspect, power points and door to storage cupboard with shelving. Doors giving access into:

MASTER BEDROOM

13'10 x 10'05 (4.22m x 3.18m)

Upvc double glazed window to front and rear aspects, radiator, power points and original wooden floorboards.



BEDROOM TWO

11'09 x 9'09 (3.58m x 2.97m)

Upvc double glazed window to front aspect, radiator, power points and original wooden floorboards.

BEDROOM THREE

8'11 x 6'06 (2.72m x 1.98m)

Upvc double glazed window to side aspect with far reaching woodland views, radiator, power points and original wooden floorboards.

SHOWER ROOM

Newly fitted suite comprising a walk-in double shower with overhead rainfall shower, fully enclosed by stylish tiling. Also featuring a WC, vanity wash hand basin, radiator, inset storage alcoves, inset ceiling lights, and a rear aspect double glazed UPVC frosted window.

OUTSIDE

The front of the property features a spacious parking area for several vehicles, along with an electric car charging point. Gated side access leads to the rear garden.

The rear garden is mainly laid to lawn, with a raised patio/seating area and established borders. It's fully enclosed with fencing, includes a gate to the rear, and provides access to a double garage.

DOUBLE GARAGE

16'08 x 13'08 (5.08m x 4.17m)

Accessed via side personal door and has power and lighting and an internal store room.

SERVICES

Mains gas, mains electric, mains water and mains drainage

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford Town Centre proceed to the traffic lights and turn right signposted Chepstow/Lydney. Continue up the hill, passing the petrol station on the left hand side, proceed over the next set of traffic lights and continue along passing through the village of Sling. Take the turning left signposted Bream. On entering the village of Bream take the left hand turning into New Road and continue along until the junction. At the junction turn left into High Street and continue through the village and into Parkend Road, continue down the road, the property can be found on the right hand side via our for sale board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

THE PROPERTY DETAILS YOU ARE ABOUT TO VIEW ARE AWAITING VENDOR APPROVAL AND THEREFORE MAY BE SUBJECT TO CHANGE.

