



## Windcress The Tufts

Bream, Lydney, Gloucestershire, GL15 6HN

£275,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* We are delighted to offer for sale this mid terraced property with substantial gardens, detached garage, off road parking and separate workshop. The property is located in The Tufts in Bream and benefits from some lovely views of the surrounding fields. The accommodation comprises of spacious lounge with multi fuel burner, kitchen/dining room, snug, downstairs wet room and then three bedrooms upstairs.

Bream is a friendly, lively village situated in the Forest of Dean, the village has many amenities to include a primary school, takeaway, a convenience store, playing fields and has many woodland walks for easy access.



Approached via UPVC double glazed door into:

#### Entrance Porch:

7'1" x 3'1" (2.18m x 0.94m)

UPVC double glazed window, wooden door to lounge.

#### Lounge:

22'0" x 10'9" (6.71m x 3.30m)

UPVC double glazed window to front aspect, double panelled radiator, multi fuel wood burner, BT point, TV point, wall lighting, UPVC double glazed sliding door to snug.

#### Snug:

10'7" x 5'10" (3.24m x 1.78m)

UPVC double glazed windows to side aspect, UPVC double glazed patio doors to rear garden, velux window, tiled flooring, power and lighting.

#### Inner Hallway:

5'10" x 3'2" (1.79m x 0.98m)

Single panelled radiator, doors to kitchen, wet room and snug.

#### Wet Room:

6'5" x 5'6" (1.97m x 1.69m)

Pedestal wash hand basin, W.C., Mira shower, double panelled radiator, obscured window to snug, mirrored medicine cabinet, tiled walls.

#### Kitchen:

12'2" x 8'1" (3.71m x 2.48m)

A range of base units, wall units and drawers, worktop, stainless steel one and a half bowl sink with drainer unit, space and plumbing for washing machine, space for oven, space for fridge/freezer, storage cupboard with double panelled radiator, tiled flooring, electric consumer unit, Drayton thermostat, UPVC double glazed window to rear aspect, velux window.

#### Dining Room:

11'10" x 9'0" (3.61m x 2.75m)

Single panelled radiator, storage cupboard with sliding door and stairs to first floor.

#### First Floor Landing:

2'10" x 2'9" (0.88m x 0.86m)

Double panelled radiator, double glazed velux window, two storage cupboards, loft access and access to all bedrooms.

#### Bedroom One:

11'9" x 11'3" (3.60m x 3.43m)

UPVC double glazed window to front aspect, single panelled radiator, TV point, wall lighting, power and lighting.

#### Bedroom Two:

12'0" x 9'5" (3.68m x 2.89m)

UPVC double glazed window to rear aspect, single panelled radiator, fitted wardrobes with sliding doors, TV point, power and lighting.

### Bedroom Three:

12'1" x 6'4" (3.69m x 1.94m)

UPVC double glazed window to rear aspect, storage cupboard, single panelled radiator, power and lighting.

### Outside:

In the rear garden the patio area to the rear leads into a lawned section with pond, block built shed/workshop with window. The garden leads into another lawned area which then leads you to the

rear garage via a pathway.

Parking space available in front of the garage door.

### Garage:

24'4" x 9'4" (7.42m x 2.87m)

Up and over door, windows to the side and rear aspects, power and lighting.

### Workshop:

16'3" x 7'6" (4.97m x 2.31m)



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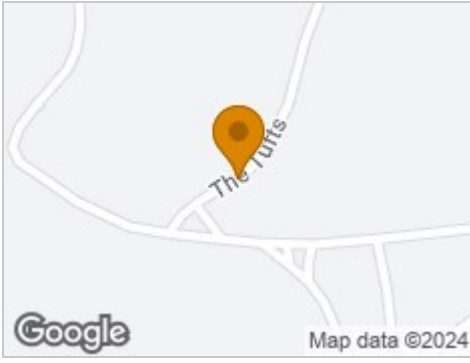
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**Floor 0 Building 3**

**Approximate total area<sup>(1)</sup>**  
1332.48 ft<sup>2</sup>  
123.79 m<sup>2</sup>

**Reduced headroom**  
11.13 ft<sup>2</sup>  
1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

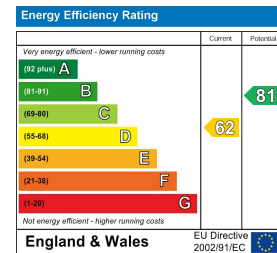
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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