



FREEHOLD

£195,000



28 IRONSTONE CLOSE, BREAM, GL15 6HF

- KITCHEN
- TWO BEDROOMS
- BATHROOM
- GARDENS
- OFF ROAD PARKING
- LIVING ROOM
- CONSERVATORY
- GAS FIRED CENTRAL HEATING
- SINGLE GARAGE

www.kjtresidential.co.uk

28 IRONSTONE CLOSE, BREAM, GL15 6HF

A TWO BEDROOM END TERRACE MODERN HOME, SUITABLE FOR FIRST TIME BUYERS, RETIREMENT, OR INVESTMENT. 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. A WIDER RANGE OF FACILITIES ARE ALSO AVAILABLE THROUGHOUT THE FOREST OF DEAN INCLUDING AN ABUNDANCE OF WOODLAND AND RIVER WALKS. THE SEVERN CROSSINGS AND M4 TOWARDS LONDON, BRISTOL AND CARDIFF ARE EASILY REACHED FROM THIS AREA ALONG WITH THE CITIES OF GLOUCESTER AND CHELTENHAM FOR ACCESS ONTO THE M5 AND THE MIDLANDS.

ACCOMMODATION (measurements approx):

Front door to -

RECEPTION: Door to front.

KITCHEN: 8' 6" x 7' 0" (2.59m x 2.13m), Range of base and eye level storage units, worktop space incorporating single drainer colour coordinated sink unit with hot and cold mixer tap over, fitted electric oven, four ring electric hob and extractor hood, tiled splash backs, plumbing for automatic washing machine, wall mounted Worcester gas fired boiler (hot water and central heating), radiator and electric under floor heating, space for fridge/freezer, window to front.

LIVING ROOM: 17' 6" x 11' 6" (5.33m x 3.50m), Two radiators, stairs to first floor, sliding patio door to conservatory.

CONSERVATORY: 9' 10" x 6' 6" (2.99m x 1.98m), Radiator and door to rear and gardens.

STAIRS TO FIRST FLOOR LANDING: with access to loft space.



BEDROOM ONE: 11' 10" x 8' 8" (3.60m x 2.64m), Fitted double wardrobe with mirrored doors, recess spotlighting, radiator and window to rear.

BEDROOM TWO: 10' 4" x 6' 10" (3.15m x 2.08m), Double wardrobe with mirrored doors, radiator and window to front.

BATHROOM: Comprising of three piece suite, with paneled bath via double headed shower (standard and rain shower), vanity wash hand basin, close coupled WC, ladder radiator, vanity storage and wall mount storage cupboard and window to front.

OUTSIDE: Hard standing with parking for three motor vehicles, access to single garage with light weight up and over door, four double power points, two strip lights, separate fuse box and light weight up and over door to front. Enclosed gardens to side and rear, with pedestrian access mainly laid to lawn with shrubs and hard standing which potentially could provide further off-road parking if needed.



SERVICES: All main services connected to the property. The heating system and services where applicable have not been tested.

VIEWINGS: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

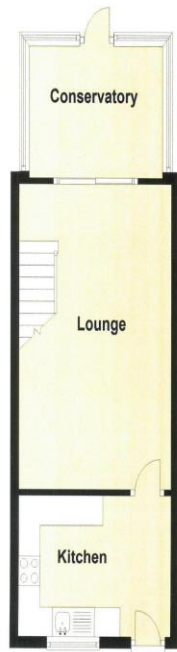


Directions: Form the Coleford office, head out on the Chepstow Road, after passing the orepool Inn, take the next turning left on to bream Avenue, continue into the village, passing the church and take the 2nd road turning left into Maypole Green, immediately turn right and right again and the property can be found in the top right hand corner with a for sale board.

IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PASSIONATE
ABOUT
Property
SINCE 1982