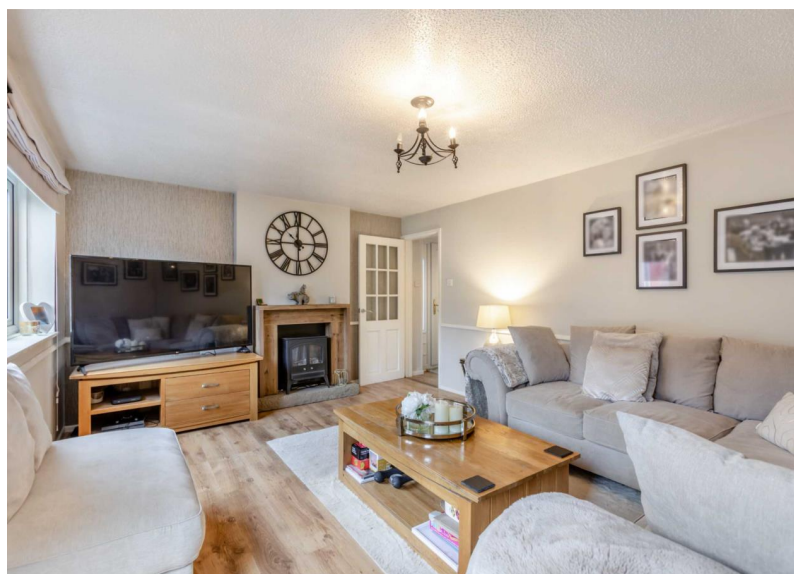




LYDNEY

Guide price £245,000



 ARCHER & Co

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12 PUZZLE CLOSE

Gloucestershire GL15 6HE



Three bedroom semi detached property
Enclosed gardens
Close to amenities

Located on a quite cul-de-sac is this three bedroom semi detached property offering off road parking for two vehicles while being located in a sought after village location.



Guide price
£245,000



KEY FEATURES

- Semi detached property
- Three bedrooms
- Open plan kitchen/dining area
- Family bathroom
- Off road parking
- Popular village location



STEP INSIDE



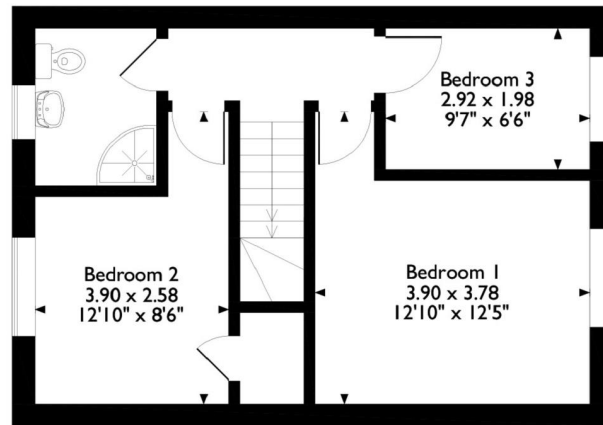
The village of Bream is located on the southern edge of the Forest of Dean which characterised by more than 42 square miles of mixed woodland and is one of the oldest surviving ancient woodlands in England, a fantastic location for the outdoor enthusiast.

Bream has a range of facilities to include school, post office, convenience store, doctors' surgery, pharmacy, pub and coffee shop.

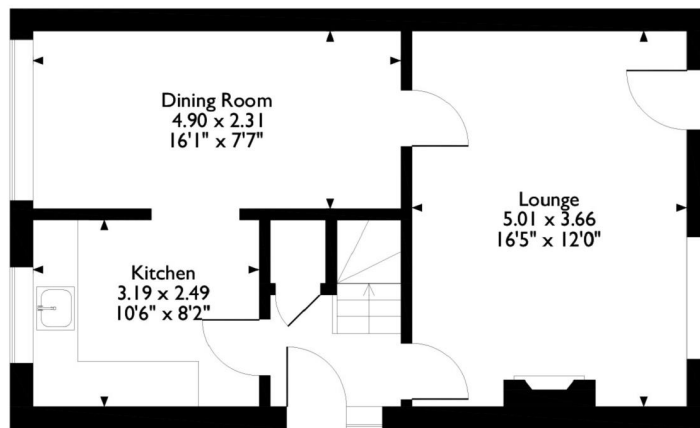
The town of Lydney is approximately 3 miles distant, offering a further range of facilities to include schools, restaurants, pubs, railway station and leisure centre.

The M48 motorway is approximately 12 miles distant giving onward access to Bristol, London, Newport or Cardiff.

Approximate Gross Internal Area 81 Sq M/872 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The internal accommodation offers to the ground floor a generous lounge which overlooks the gardens with a spacious kitchen diner occupying the remainder of the ground floor.

Historically the garage has been converted to create this open space, perfect for entertaining friends and family.

Upstairs there are three bedrooms, all of which are well proportioned in size.

Two of the rooms will take a double bed with the third being a good size single which is currently used as a home office with the addition of a family shower room.

STEP OUTSIDE



Outside, to the for there is a driveway which provides parking for two vehicles.

A path to the side leads you to the entrance with gated access providing rear access.

The rear gardens firstly boast a slate chipped area leading to a raised decked space, ideal for relaxing in the evenings or summer BBQ's.

The remainder of the garden is laid to lawn and enclosed with fencing which leads to the summer house which has power making it ideal for a multitude of uses.

INFORMATION

Postcode: GL15 6HE
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From the A48 heading north from Chepstow at the roundabout continue straight onto the high street and then take the left into Forest Road and continue into the village of Whitecroft. Proceed over the railway line and turn left for Bream. Continue along taking the fourth turning on your right into Henley Road where the property can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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