



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney. Going straight over the roundabout into the town, take the second left turning into Bream Road, following the road without deviation for several miles into the village of Bream. Turn right into Maypole Road, continue turning left into Pine Crest way where following the numbering you will find the property on the left hand side.

## SERVICES

All mains services are connected, to include mains gas central heating.  
Council Tax Band B.

## TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

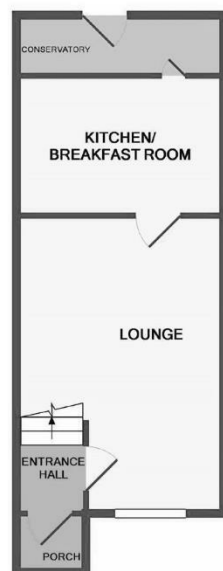


**12 PINE CREST WAY, BREAM, LYDNEY,  
GLOUCESTERSHIRE, GL15 6HG**

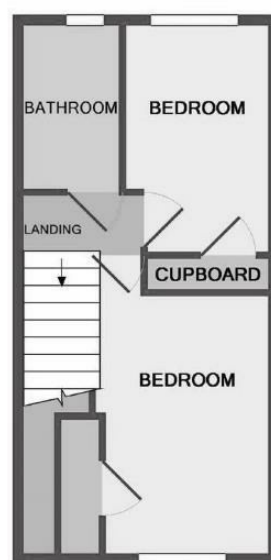


**£209,950**

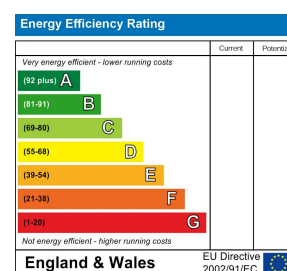
**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**



GROUND FLOOR



1ST FLOOR



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



Being sold with the benefit of no onward chain, this two-bedroom property is located in a popular cul-de-sac and has been updated by the current owners, offering the opportunity to move straight in, with the added benefits of a garage and off-road parking. The property briefly comprises, to the ground floor: sitting room, leading to kitchen and conservatory, with two bedrooms and modern shower room to the first floor. The property benefits from two off-street parking spaces, garage as well as low maintenance rear garden.

Bream is a peaceful village with essential amenities, including a primary school, shops, a doctor’s surgery, pub, post office, and a sports clubs. Just 2 miles from Lydney, residents have easy access to a wider range of services such as schools, supermarkets, restaurants, a sports centre, hospital, and train station. The village is surrounded by scenic woodland, offering beautiful country walks nearby.

**GROUND FLOOR**

**ENTRANCE PORCH**

uPVC half-glazed front door and windows to front elevation. Ceramic tiled floor and half ceramic tiled walls. uPVC door leading to: -

**ENTRANCE HALL**

Stairs to first floor. Door to:-

**SITTING ROOM**

**5.09m x 3.59m overall (16'8" x 11'9" overall)**

Window to front elevation. Feature media wall with feature electric fire.

**KITCHEN**

**3.58m x 2.44m (11'9" x 8'0")**

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with stainless steel extractor over and oven below. Space and plumbing for washing machine and space for full height fridge/freezer. Window and door to: -

**CONSERVATORY**

**3.20m x 1.83m (10'6" x 6'0")**

Of brick and uPVC construction with door to garden.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point, housing gas combi boiler (installed in November 2020).

**BEDROOM 1**

**4.22m x 2.95m (13'10" x 9'8")**

A double bedroom with window to front elevation. Built-in wardrobe.

**BEDROOM 2**

**3.28m x 2.06m (10'9" x 6'9")**

A single bedroom with window to rear elevation. Built-in wardrobe.

**SHOWER ROOM**

Recently updated by the current vendors and now comprising a three piece modern suite to include low level WC, wash hand basin set over storage unit and step-in shower with overhead rainfall shower and hand-held shower attachment. Fully tiled walls. Window to rear elevation.

**OUTSIDE**

To the front is a block-paved driveway, providing parking for one vehicle. To the rear is a low-maintenance garden with patio area and an area laid to lawn.

**GARAGE**

A short distance away with up and over door and parking in front.

**SERVICES**

All mains services are connected, to include mains gas central heating.

**AGENTS NOTE**

Furniture is available by a separate negotiation.

