



A two bedroom semi-detached house situated in the popular area of Bream in the Forest of Dean. It Benefits include gas central heating, double-glazing, gardens and off road parking.

## First Floor

### Entrance

Front door to:

### Hall

Stairs to first floor with storage cupboard under, double-glazed window to front, radiator.

### Cloakroom

Double-glazed window to rear, wc, hand wash basin, radiator.

### Kitchen/Dining Room

13'5" max x 11'7" max (4.11 max x 3.55 max)

Double-glazed door and window to rear, double-glazed window to side, radiator, range of fitted wall and base units, laminated roll edge work surfaces, stainless steel sink unit with mixer tap, wall mounted gas boiler, built in oven, hob and extractor.

### Living Room

13'9" x 9'8" (4.2 x 2.96)

Double-glazed windows to front and side, radiator.

## First Floor

### Landing

Access to loft, radiator, built in cupboard.

### Bedroom One

13'6" x 12'2" max (4.12 x 3.73 max)

Two double-glazed windows to front, radiator, built in double wardrobe.

### Bedroom Two

13'3" x 9'0" (4.05 x 2.76)

Double-glazed window to rear, radiator.

### Bathroom

7'6" x 5'8" (2.3 x 1.75)

Double-glazed window to rear, radiator, white suite comprising bath, pedestal hand wash basin and wc.

## Outside

### Front Garden

There is a lawned front garden with shrub border and pathway to the front door.

### Rear Garden

The enclosed rear garden is mainly laid to lawn with shrub border, patio and gated side access.

### Parking

There is an allocated off road parking space situated behind the property.

### Letting terms / charges+

If you like a property and wish to proceed with it, you will be required to pay a holding deposit of up to 1 weeks rent (generally £100) to reserve the property whilst you complete the necessary application paperwork and provide ID and additional information

If you are not successful with your application as a result of you providing incorrect information such as earnings or failure to disclose issues in your credit history and subsequently not in a position to move forward with the tenancy within 14 days, this holding deposit will be forfeited.

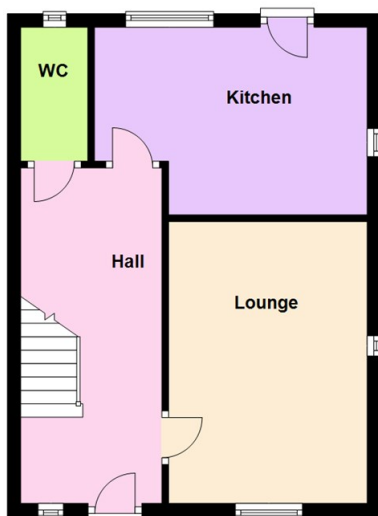
If the landlord withdraws the property for any reason other than your unsuitability then the holding deposit will be returned to you.

Other fees apply during the tenancy such as loss of keys, changes to the agreement, rent arrears, and early end of tenancy. These will be explained before you sign your tenancy agreement.

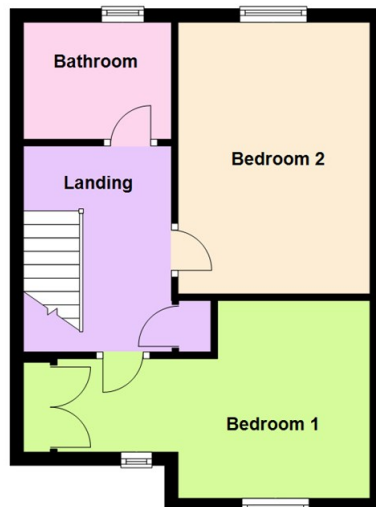
The only charges other than the holding deposit will be rent (1 month in advance) and security deposit (equivalent to 5 weeks rent).

Your deposit will be held in trust by the DPS <https://www.depositprotection.com/>

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			100
(81-91) A		85	
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

