



Asking Price £220,000

TENURE : FREEHOLD

MAYPOLE GREEN, BREAM, GL15 6HD

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two Bedroom Home

Large Rear Garden

Garage

Off Road Parking

Village Location

Forest Walks Nearby

Aroha Properties
5 Newerne Street, Lydney, Gloucester, Gloucestershire, GL155RA
sales@arohaproperties.co.uk | 01594368200
Website: <https://aroha.globalnoticeboard.com>



This Two bedroom home with garage and off-road parking situated in the popular village of Bream will make a fantastic starter home or investment and is ready to view now.

Entrance

Composite front door with obscured square glass inserts. Light grey tiled flooring with beige tile border. BT internet and power points. Radiator opening to kitchen and doorway leading to lounge.

Kitchen

8' 0" x 8' 0" (2.44m x 2.44m)

UPVC double-glazed window to front elevation, continued tiled flooring, built-in unit allowing space for fridge/fridge freezer. A range of base and eye level units, integrated oven, and induction hob with extractor fan over. Laminate worktops with stainless steel sink and drainer with mixer tap over. Tiled splashbacks and space and plumbing for washing machine.

Lounge

16' 0" x 11' 10" (4.87m x 3.60m)

UPVC double-glazed patio door to rear with clear side panel. Carpeted flooring and feature electric fireplace. Power points and TV Point. Stairway with wooden banister and carpeted steps leading to first-floor landing.

First Floor Landing

Carpeted, loft access with doors leading off to bedrooms and bathrooms.

Bedroom One

11' 0" x 11' 0" narrowing to 8' 0" (3.35m x 3.35m narrowing to 2.44m)

UPVC double-glazed window to front aspect and carpeted flooring. Built-in storage cupboard with clothes rail and high-level shelf. Radiator and power points.

Bedroom Two

10' 0" x 6' 0" (3.05m x 1.83m)

UPVC double-glazed window to front aspect. Carpeted flooring. Built-in storage cupboard with bifold door and clothes rail. Radiator and power points.

Bathroom

UPVC obscured double-glazed window to front aspect. Vinyl tile effect flooring. Three piece white suite comprising of low-level push button W.C, panel bath with Mira power shower over and suspended shower rail, wash basin with vanity unit and mixer tap over, mirror and light with power point. Wall to ceiling white tiled splashbacks with reduced tiling continued over sink and W.C. Glass shelf and radiator. Spotlighting and extractor fan.

Outside

To the rear

Patio doors lead to a paved patio and pleasant decking area. The Raised lawn is accessed via a small number of steps and leads to an additional slabbed hardstanding housing shed and wooden lean-to for waste storage. You also have a further decorative graveled area with natural stone and mature hedging to the rear boundary The garden has mature flowers and shrubs.

To the front

The property has a driveway leading to the garage and an additional low-maintenance paved area providing ample space to park several vehicles. A paved pathway leads to the front door.

Garage

Up and over garage door. Utility space with fitted cupboards, rolled top worksurfaces, and stainless steel sink and drainer. UPVC double-glazed window to rear and door to garden. Power and lighting with storage above.

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Energy performance certificate (EPC)

28, Maypole Green Bream LYDNEY GL15 6HD	Energy rating D	Valid until: 2 July 2024 <hr/> Certificate number: 0278-3080-6213-9064-8910
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Property type End-terrace house

Total floor area 54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 300+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 201 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 2.1 tonnes of CO₂

This property's potential CO₂ production 0.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£67
2. Floor insulation	£800 - £1,200	£30
3. Low energy lighting	£25	£25
4. Solar water heating	£4,000 - £6,000	£23
5. Solar photovoltaic panels	£9,000 - £14,000	£280
6. Wind turbine	£1,500 - £4,000	£22

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£569
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Potential saving if you complete every step in order	£145
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	6037 kWh per year

Water heating	1946 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	1496 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Tiley
Telephone	0800 093 1306
Email	greendeal@instagroup.co.uk

Accreditation scheme contact details

Accreditation scheme	NHER
Assessor ID	NHER007066
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	3 July 2014
Date of certificate	3 July 2014
Type of assessment	RdSAP
