



**FREEHOLD**

**£237,000**



**43 PRINCESS ROYAL ROAD, BREAM , GL15 6NG**

- **THREE BEDROOMS**
- **KITCHEN**
- **GARDEN**
- **GAS FIRED CENTREAL HEATING**
- **LOUNGE/DINING ROOM**
- **BATHROOM**
- **TWO CAR PARKING SPACES**

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## 43 PRINCESS ROYAL ROAD, BREAM , GL15 6NG

A THREE BEDROOM MID TERRACED HOUSE SITUATED IN THE POPULAR VILLAGE OF BREAM, WITH ITS EXCELLENT AMENITIES AND CLOSE TO WOODLAND WALKS. THE VILLAGE OF BREAM BENEFITS FROM A POST OFFICE, DOCTORS SURGERY, PRIMARY SCHOOL, PUBLIC HOUSE, LOCAL 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:

**ENTRANCE HALL:** Door to front, under stairs storage cupboard and stairs to first floor landing.

**LOUNGE/DINING ROOM:** 20' 5" x 9' 8" (6.22m x 2.94m), French doors to rear and window to front.

**KITCHEN:** 0' 2" x 7' 9" (3.10m x 2.36m), Range of base and eye level storage units, worktop space incorporating single drainer 1½ stainless steel sink unit, built in electric oven, four ring gas hob and extractor hood and window to rear.

**CLOAKROOM:** Close coupled W.C, wash hand basin and window to front.



### STAIRS TO FIRST FLOOR LANDING:: ,

**BEDROOM 1:** 9' 2" x 9' 0" (2.79m x 2.74m), Built in wardrobe and window to rear.

**BEDROOM 2:** 10' 8" x 7' 9" (3.25m x 2.36m), Window to rear

**BEDROOM 3:** 9' 2" x 8' 7" (2.79m x 2.61m), Window to front.



**BATHROOM:** Three piece suite comprising of bath with shower over, close coupled W.C, wash hand basin window to rear.

**OUTSIDE:** Garden to rear and two car parking spaces.



**DIRECTIONS:** From our Coleford Office proceed up the hill over the mini roundabout to the traffic lights and turn right towards Chepstow. Continue out past the village of Sling and the Orepool Inn taking the next left turn on the sharp right hand bend signposted Lydney, continue along Bream Avenue until you enter the village of Bream taking the first road turning left into New Road and continue to its junction at the Cenotaph in front of you. Turn left and continue through the crossroads with the school on your left hand side taking the next road junction Whitcroft Road to your right. Continue down the hill turning right into Princess Royal Road. The property can be found by following the numbers on the right hand side.

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**





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**