



Guide price £270,000

TENURE : FREEHOLD

Princess Royal Road, Bream, Gloucestershire, GL15 6NG

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

Four Bedroom Family Home

Driveway & Garage

Spacious Accommodation

Desirable Village Location

Large Gardens

Elevated Woodland Outlook

Aroha Properties

Unit 1 Regents Walk, Newerne Street, Lydney, Gloucestershire, GL155RF

sales@arohaproperties.co.uk | 01594368200

Website: <https://aroha.globalnoticeboard.com>



Situated in the desirable village of Bream we are delighted to showcase this semi-detached four bedroom family home that benefits from a large lounge/diner, off road parking, and great sized landscaped rear garden.

Entrance Porch

UPVC double glazed panell door, and UPVC double glazed window to side elevation. Tiled flooring and spot lighting. Base and eye level storage unit with worksurface over. Leading to;

Entrance Hall - 1.78m x 3.07m

UPVC double glazed obscured glass pannel door. Carpeted flooring with open carpeted stairwell to the first floor. Storage alcove, with additional cupboard above. Radiator and power points, Doors leading off to;

Lounge / Dining Room 6.16m Max x 4.89 Max

UPVC Double glazed window to front elevation with views over the front garden and forest beyond. Carpeted flooring with double glazed UPVC patio doors to rear garden and floor to ceiling double glazed UPVC window to rear elevation. Pendant lighting and two radiators. Coved ceiling and powerpoints.

Door leading to;

Kitchen - 3.15m x 2.41m

UPVC double glazed window to rear aspect overlooking the garden. Tiled flooring and a range of base and eye level units fitted units and drawers with rolled top worksurfaces and tiled splash backs. Gas oven with four ring hob and extractor above. Composite 1 1/2 bowl sink and drainer with mixer tap. Space and plumbing for washing machine, uncounter freezer and stand alone single fridge. Power points and radiator.

W.C

Tiled flooring, White pedestal wash hand basin with tiled splash back and W.C. Extractor fan and pendant lighting.

First Floor Landing

Carpeted flooring. Airing cupboard with shelving housing combi boiler. Loft access.

Doors leading off.

Bedroom One - 5.28m x 2.44m

UPVC Double glazed window to front elevation with forest views. Laminate flooring and alcove with storage cupboard above. Radiator, TV point and power points.

Bedroom Two - 2.47m x 2.43m

UPVC Double glazed window to rear elevation with radiator under. Carpeted flooring. Door to cupboard with shelving. Power points and TV point.

Bedroom Three - 2.74m x 2.97m

UPVC Double glazed window to front aspect with elevated forest views and radiator under. Carpeted flooring. Single door to cupboard with hanging rail and shelving. Power points and TV point.

Bedroom Four - 2.41m x 2.44m

UPVC double glazed window to rear aspect. Carpeted flooring & radiator. Double door to cupboard with hanging rail and shelving. Power points and TV point.

Family Bathroom -1.96 x 2.31

UPVC double glazed obscured window to rear aspect. Vinyl flooring. Cream bathroom suite comprising of; panel bath with shower over, fixed hand rail, and glass shower screen. Pedestal wash hand basin, and W.C. Tiled splashbacks and radiator.

Outside

To the Rear

The garden has a paved patio area with steps leading to the first terrace and lawned area having mature shrubs and flower beds. Also benefitting from a wooden decking area and steps leading to second and third terrace levels. Planted with mature shrubs and flowering plants.

To the side, the property has a paved pathway which gives access to the front garden. Secured with two garden gates.

To the Front

A Gated driveway gives access to the garage and main entrance. The front garden is laid to lawn with gravelled areas and fenced boundaries.

Garage

Up and over garage door and additional pedestrian UPVC door to side. Lighting and power points.

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Energy performance certificate (EPC)

6, Princess Royal Road Bream LYDNEY GL15 6NG	Energy rating C	Valid until: 10 September 2024 Certificate number: 8201-2782-4729-4327-0843
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Property type Semi-detached house

Total floor area 101 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 energy rating is C. 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		85 B
69-80	C	71 C	
55-68	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, filled cavity	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 159 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£768 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £142 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,842 kWh per year for heating
- 2,252 kWh per year for hot water

Impact on the environment

This property produces 3.1 tonnes of CO₂

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

This property's potential production 1.4 tonnes of CO₂

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

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

Carbon emissions

An average household produces 6 tonnes of CO₂

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£51
2. Condensing boiler	£2,200 - £3,000	£60
3. Solar water heating	£4,000 - £6,000	£32
4. Solar photovoltaic panels	£9,000 - £14,000	£266

Help 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.

More ways to save energy

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

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stephen Harper
Telephone	01594 810090
Email	forestenergyassessors@talktalk.net

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER003750
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 August 2014
Date of certificate	11 September 2014
Type of assessment	RdSAP
