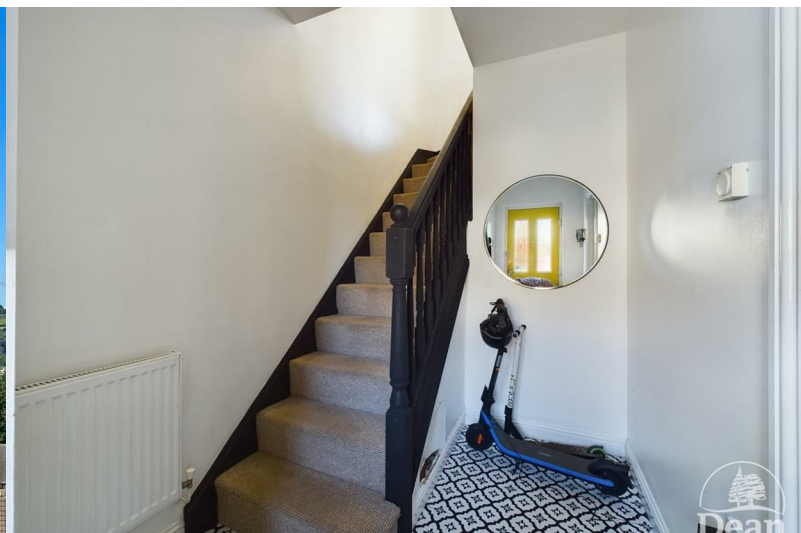




## 18 Princess Royal Road

Bream, Lydney, GL15 6NG

Offers Over £230,000



Dean Estate Agents are pleased to present this Three Bedroom Terraced Town House with wonderful forest views, located in the Village of Bream.

The property comprises on the ground floor: Tandem Garage & Utility Room. The first floor: Lounge/Diner, Kitchen & W.C, on the second floor: Bedroom One with En-Suite, Bedroom Two, Bedroom Three and Family Bathroom.

The property also offers an enclosed rear garden and off-road parking.

**\*\*VIRTUAL TOUR AVAILABLE\*\***



#### Entrance Hallway;

10'2" x 4'1" (3.11m x 1.27m)

Stairs to first floor landing, door to garage, radiator, power points, lighting.

#### Utility Room;

9'8" x 6'3" (2.97m x 1.93m)

Plumbing for washing machine, stainless steel basin and drainer, base storage units, understairs storage cupboard, lighting, radiator & power points.

Stairs to First Floor;

#### Living Room;

15'3" x 15'10" (4.66m x 4.84m)

A light & airy room with patio doors leading out to the rear garden, window to rear aspect, two ceiling lights, radiator, power points.

#### Kitchen;

14'6" x 9'4" (4.43m x 2.86m)

Window to front aspect with lovely forest views, a range of wall, base, and drawer units, four ring gas hob and electric oven with extractor hood over, ceiling light, radiator, and power points.

#### W.C.;

3'2" x 6'7" (0.97 x 2.01m)

Wash hand basin, W.C, radiator, ceiling light, window to front aspect.

Stairs to Second Floor;

#### Bedroom Two;

9'7" x 7'2" (2.93m x 2.20m)

Window to rear aspect, ceiling light, radiator & power points.

#### Bedroom Three;

6'9" x 8'2" (2.08m x 2.51m)

Window to rear aspect, ceiling light, radiator & power points.

#### Family Bathroom;

8'7" x 5'4" (2.62m x 1.63m)

Comprising shower over bath, wash hand basin and W.C.

#### Bedroom One;

11'2" x 10'5" (3.42m x 3.20m)

A spacious room, window to front aspect with lovely forest views, built in storage cupboards, ceiling light, radiator, power points.

#### En-Suite;

6'1" x 4'9" (1.87m x 1.47m)

Shower cubicle, wash hand basin, W.C, radiator, ceiling light, extractor fan.

#### Outside;

An enclosed & low maintenance rear garden, mostly laid to patio & gravel.

To the front- the property offers off road parking.

#### Garage;

A spacious tandem garage with power & lighting which leads through to ground floor utility room.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

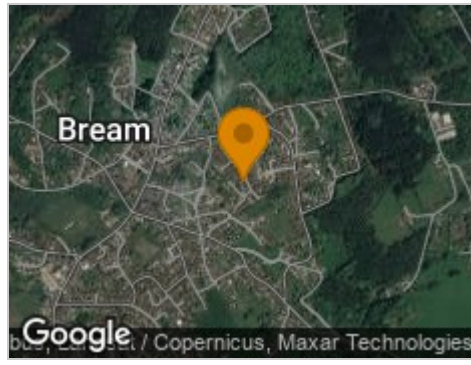
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



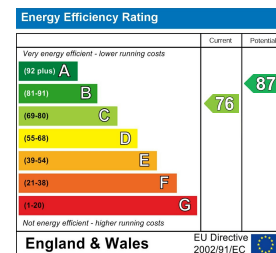
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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