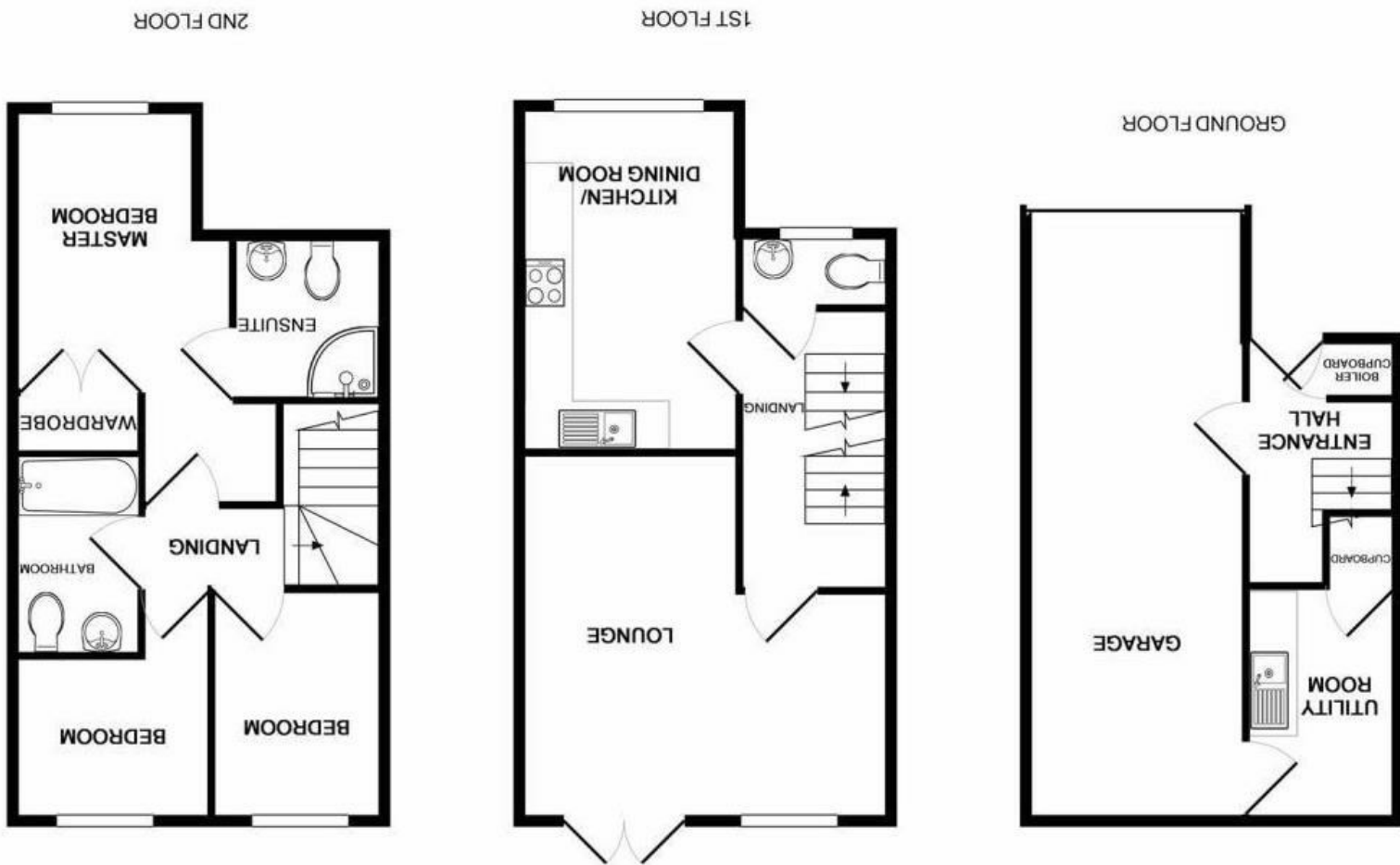
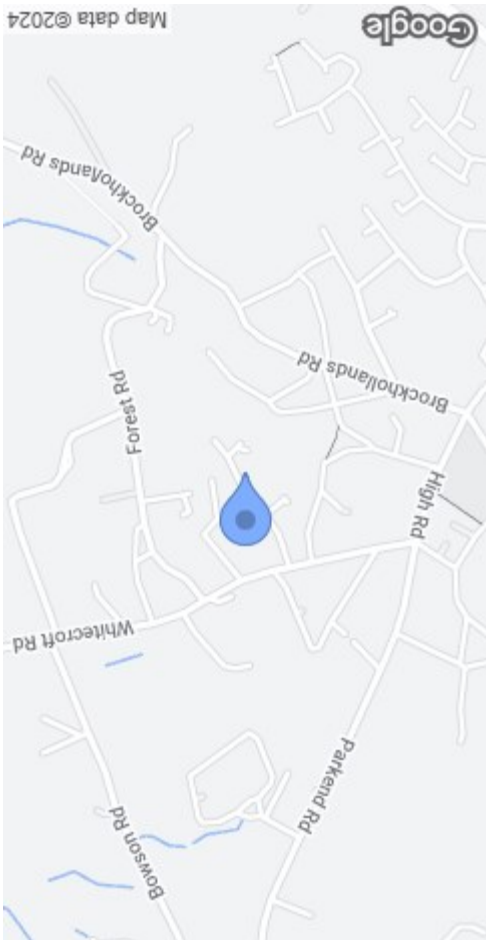




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 92-100 kWh/m ² (new building only) B 81-91 kWh/m ² C 69-80 kWh/m ² D 55-68 kWh/m ² E 46-54 kWh/m ² F 39-45 kWh/m ² G 34-38 kWh/m ²	 A 10-35 g/kWh B 36-45 g/kWh C 46-55 g/kWh D 56-65 g/kWh E 66-75 g/kWh F 76-85 g/kWh G 86-100 g/kWh

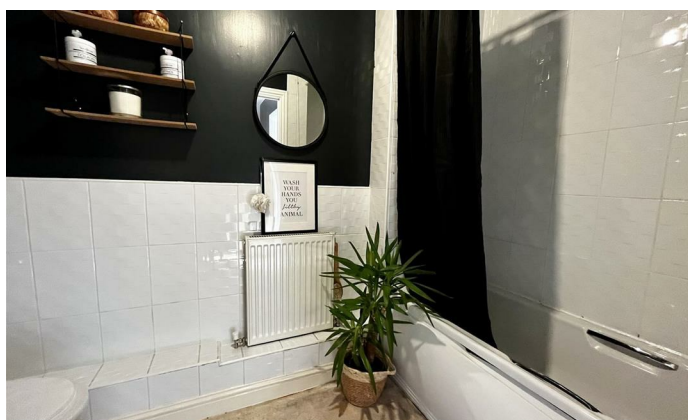
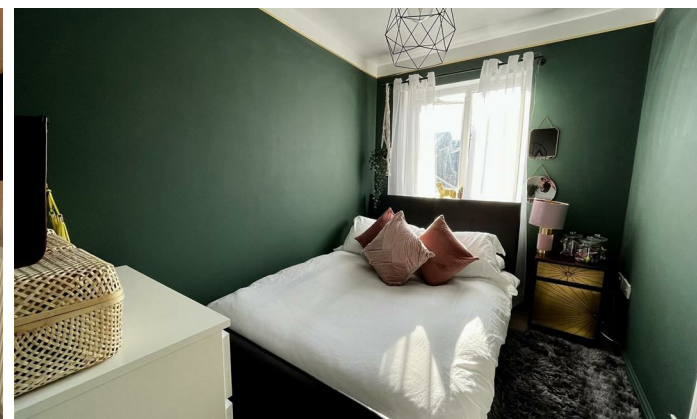


18 Princess Royal Road
 Bream, Lydney GL15 6NG

£240,000

GOOD SIZED TERRACE HOUSE ARRANGED OVER THREE LEVELS, WITH VIEWS ACROSS THE SURROUNDING AREA TO THE FRONT ASPECT. LOCATED CLOSE TO WOODLAND WALKS, WITH GARAGE, GARDEN, PARKING AND EN-SUITE TO MASTER BEDROOM.

The village of Bream has a number of amenities including shops, library, chemist, doctors surgery, primary school, public houses, garage and church. The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.



Accessed via partly glazed upvc double glazed door:

ENTRANCE HALL

Stairs to first floor landing, single radiator, power points, door into:

GARAGE

25'05 x 12'03 (7.75m x 3.73m)

Accessed via electric up and over door, power and lighting, door into:

UTILITY AREA

9'09 x 6'03 (2.97m x 1.91m)

Base units, worktop, single drainer stainless steel sink unit with tap over, space for washing machine and tumble dryer, single radiator, understairs cupboard.

FIRST FLOOR LANDING

Power points, single radiator, doors into:

LOUNGE

15'10 x 15'04 (4.83m x 4.67m)

Rear aspect upvc double glazed window, rear aspect patio doors, double radiator, power points, TV point.

KITCHEN

14'04 x 9'01 (4.37m x 2.77m)

Front aspect upvc double glazed window, base, wall and drawer units, worktop, single drainer sink unit with tap over, single radiator, space for dishwasher, space for fridge/freezer, built-in oven, hob and extractor.

CLOAKROOM

WC, sink with tap over, front aspect upvc double glazed obscured glass window, single radiator.

SECOND FLOOR LANDING

BEDROOM TWO

9'06 x 7'02 (2.90m x 2.18m)

Rear aspect upvc double glazed window, double radiator, power points, TV point.

BEDROOM THREE

9'06 x 8'03 (2.90m x 2.51m)

Rear aspect upvc double glazed window, power points, single radiator.

BATHROOM

8'10 x 5'05 (2.69m x 1.65m)

Modern panelled bath with electric shower over, WC, sink with tap, single radiator.

BEDROOM ONE

16'02 x 10'07 (4.93m x 3.23m)

Front aspect upvc double glazed window, double radiator, built-in wardrobe, power points, door into:

EN-SUITE SHOWER ROOM

10'07 x 4'09 (3.23m x 1.45m)

Shower cubicle with electric shower, WC, sink with tap, shaver point, single radiator.

OUTSIDE

To the rear of the property there is a stone chipping area which is surrounded by planting borders, to the rear is a bark area. All enclosed by fencing.

SERVICES

Mains gas, mains electric, mains water and drainage

WATER RATES

TBC

LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford Town Centre proceed to the traffic lights and turn right signposted Chepstow/Lydney. Continue up the hill, passing the petrol station on the left hand side, proceed over the next set of traffic lights and continue along passing the village of Sling. Take the turning left signposted Bream. On entering the village of Bream turn left into New Road. Proceed to the High Street and turn left. Take the third right hand turn into Whitecroft Road and then take the second right turn onto Princess Royal Road and proceed along here where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.