



## Princess Royal Road

Bream, Lydney, Gloucestershire, GL15 6NG

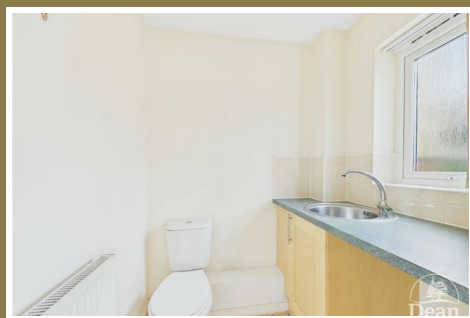
Offers Over £220,000



Don't miss out on this well presented & deceptively spacious family home, ideal for first time buyers, growing families or those seeking a property in a pleasant setting with lovely woodland views. The semi-detached house is thoughtfully arranged and includes a modern fitted kitchen, perfect for day-to-day living, along with a bright and spacious dual-aspect lounge/dining room that enjoys plenty of natural light and provides an excellent space for both relaxing and entertaining. Upstairs, the property offers three good sized bedrooms, all well-proportioned and versatile, together with a family bathroom.

Outside, the property continues to impress with off road parking and an enclosed rear garden designed for ease and enjoyment, featuring a lawn and patio area ideal for outdoor dining, children's play or simply unwinding. The garden is enclosed with fencing, creating a secure and private feel, while the attractive woodland outlook adds to the overall appeal of this lovely home.

Bream is a well-regarded Forest of Dean village offering a strong sense of community and a range of everyday amenities, including local shops, schools and public houses. Surrounded by beautiful woodland and countryside, it provides excellent opportunities for walking, cycling and outdoor pursuits, with the wider Forest of Dean on the doorstep. The village is also conveniently placed for access to Coleford and Lydney, with good road links to Gloucester, Cheltenham and the M4/M5 corridor, making it ideal for both families and commuters.



Approached via the UPVC double glazed front door into:

#### Entrance Hallway:

12'1" x 4'11" (3.69m x 1.52m)

Doors to kitchen, cloakroom/utility room & lounge/dining room, stairs to first floor landing, power & lighting, smoke alarm.

#### Cloakroom/Utility Room:

5'6" x 4'7" (1.69m x 1.41m)

W.C., base units, worktop, space for washing machine, stainless steel sink, tiled splashbacks, frosted UPVC double glazed window, radiator, power & lighting.

#### Lounge/Dining Room:

20'3" x 9'10" (6.18m x 3.00m)

Dual aspect UPVC double glazed windows to front aspect, UPVC double glazed double doors to rear garden, power & lighting, radiator, TV point.

#### Kitchen:

9'11" x 7'9" (3.03m x 2.37m)

A range of eye level and base units, UPVC double glazed window to front aspect, gas cooker with extractor hood, gas oven, stainless steel one & a half bowl sink with mixer tap, space & plumbing for washing machine, space for fridge/freezer, power & lighting.

#### First Floor Landing:

7'2" x 3'6" (2.2m x 1.07m)

Doors to bedrooms & bathroom, loft access, power & lighting, smoke alarm.

#### Bedroom One:

9'2" x 9'0" (2.81m x 2.75m)

UPVC double glazed window to rear aspect, fitted wardrobes, power & lighting, radiator.

#### Bedroom Two:

10'7" x 7'9" (3.24m x 2.38m)

UPVC double glazed window to rear aspect, power & lighting, radiator.

### Bedroom Three:

9'2" x 8'7" (2.81m x 2.63m)

UPVC double glazed window to front aspect, power & lighting, radiator.

### Bathroom:

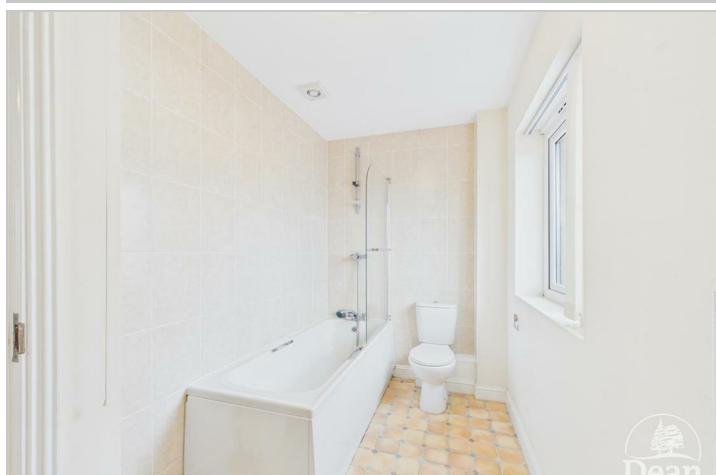
10'7" x 5'6" (3.23m x 1.70m)

Panelled bath with shower over & glass shower screen, storage unit, frosted UPVC double glazed window, W.C., hand wash basin, extractor fan.

### Outside:

To the front of the property there is a block paved driveway perfect for off road parking leading to the front door.

The enclosed rear garden is mainly laid to lawn with a patio area. The garden is enclosed with fencing and there is an attractive woodland outlook adds to the overall appeal of this lovely home.



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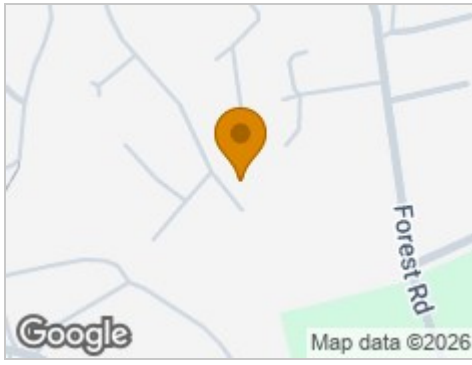
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before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

## Road Map



## Hybrid Map



## Terrain Map



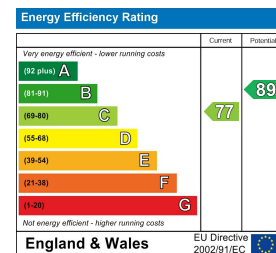
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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