



Princess Royal Road

Bream, Lydney, Gloucestershire, GL15 6NG

£280,000



A substantial five bedroom family home, set within the popular village of Bream in the Forest of Dean and enjoying far-reaching views is now available. Arranged over three floors, the ground floor offers two double bedrooms, both benefiting from en-suites. The first floor features a spacious kitchen/dining room along with a utility room/cloakroom and a sizeable lounge with access out to the enclosed rear garden. To the second floor are three further bedrooms, including a master bedroom with en-suite, plus a family bathroom. Outside, the property benefits from off-road parking to the front and a rear garden laid mainly to lawn with a patio area and space for outdoor seating.

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 UPVC double glazed door into:

Entrance Hallway:

15'5" x 6'3" (4.70m x 1.92m)

Radiator, power & lighting, understairs storage cupboard, stairs to the first floor landing, smoke alarm, doors to the ground floor bedrooms.

Bedroom Two:

12'11" x 10'0" (3.95m x 3.06m)

Front aspect UPVC double glazed window, radiator, power & lighting, door into a cupboard housing the wall mounted gas fired boiler, door to the en-suite.

En-Suite Shower Room:

10'2" x 5'3" (3.10m x 1.61m)

Shower cubicle with mains shower and tiled splashbacks, wash hand basin, part tiled walls, heated towel rail, lighting.

Bedroom Three:

13'1" x 6'11" (3.99m x 2.13m)

Front aspect UPVC double glazed window, radiator, power & lighting, door to en-suite.

En-Suite Shower Room:

7'0" x 4'9" (2.14m x 1.47m)

Shower cubicle with shower, wash hand basin with cupboard beneath, radiator, W.C., partly tiled walls, lighting.

First Floor Landing:

6'2" x 4'4" (1.89m x 1.34m)

Stairs to second floor landing, power and lighting, radiator, doors to lounge, kitchen/dining room and utility room/cloakroom.

Lounge:

19'5" x 10'2" (5.92m x 3.11m)

Front aspect UPVC double glazed window, laminate flooring, TV aerial point & master BT switch, radiator, power & lighting, UPVC double glazed French style doors to the rear garden.

Kitchen/Dining Room:

19'3" x 8'0" (5.89m x 2.45m)

A range of fitted base, wall and drawer units, worktops, one and a half stainless steel sink unit with taps over, front aspect UPVC double glazed window, built-in oven, four ring gas hob, cooker hood above with light, radiator, space & plumbing for washing machine, space for table and chairs, power & lighting, rear aspect UPVC double glazed French style doors to garden.

Cloakroom/Utility Room:

7'2" x 5'1" (2.20m x 1.57m)

Stainless steel circular sink unit with mixer tap over, W.C., space & plumbing for washing machine, partly tiled walls, front aspect UPVC double glazed obscured glass window, extractor fan, base units, radiator, power & lighting.

Second Floor Landing:

9'7" x 3'6" (2.93m x 1.08m)

Rear aspect UPVC double glazed window, smoke alarm, power & lighting, doors to bedrooms one, four & five.

Bedroom One:

19'3" x 8'11" (5.88m x 2.72m)

Radiator, power & lighting, BT point, TV point, front aspect UPVC double glazed window, opening into dressing area with wardrobes, UPVC double glazed window, access to loft space, door to en-suite.

En-Suite Shower Room:

8'1" x 3'10" (2.48m x 1.18m)

Shower cubicle with mains shower, extractor fan, tiled walls, shaver point & lighting, radiator, wash hand basin, W.C., front aspect double glazed obscured glass window.

Bedroom Four:

11'7" x 6'10" (3.54m x 2.09m)

Radiator, TV & BT points, power & lighting, rear aspect UPVC double glazed window.

Bedroom Five:

8'3" x 7'3" (2.53m x 2.21m)

Radiator, TV & BT points, power & lighting, front aspect UPVC double glazed window.

Bathroom:

7'1" x 6'0" (2.18m x 1.84m)

Bath with mixer tap shower, fitted mirror with shaver point and light, partly tiled walls, W.C., wash hand basin with tiled splashbacks, rear aspect UPVC double glazed obscured glass window, lighting.

Outside:

To the front of the property there is off road parking for two vehicles and a pathway leading to the front door. The rear garden is mostly laid to lawn, having a generous patio/seating area all enclosed by wooden fencing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – 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



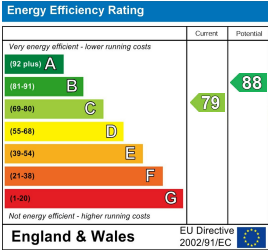
Floor Plan



Viewing

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

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

