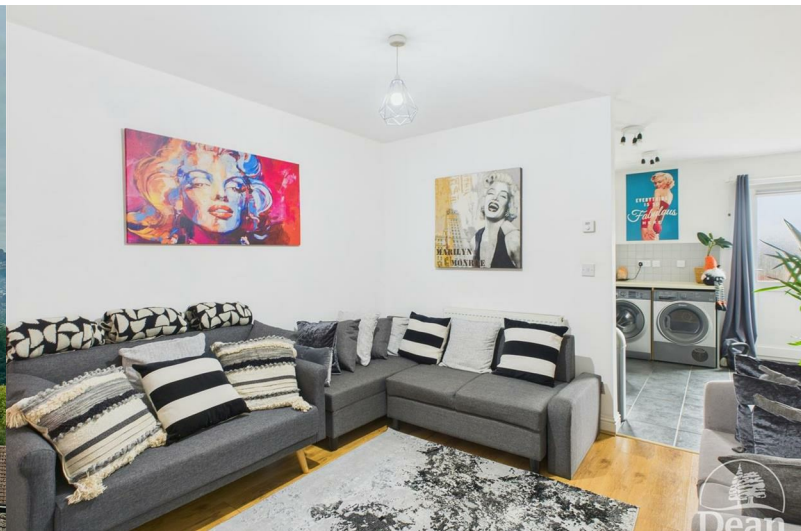




## 29 Princess Royal Road

Bream, GL15 6NG

£169,950



\*\*\* VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer for sale a one bedroom terrace house situated in the village of Bream with scenic forest views!

The property comprises: Entrance hallway, lounge, kitchen/dining room, cloakroom, large bedroom, bathroom, enclosed rear garden & allocated parking space.

It's a MUST SEE to FULLY APPRECIATE what it has to offer!



#### Entrance Hallway:

4'0" x 3'10" (1.23 x 1.19)

Door to cloakroom & lounge.

#### Cloakroom:

6'11" x 2'11" (2.11 x 0.89)

WC, wash hand basin, radiator.

#### Lounge:

11'11" x 10'9" (3.65 x 3.28)

Window to front aspect, wood-effect laminate flooring, radiator, ceiling lighting, power points. Leading through to kitchen/dining room.

#### Kitchen/Dining Room:

9'9" x 13'8" (2.98 x 4.17)

Offering a range of wall, base & drawer units, stainless steel sink & drainer, integrated four-ring gas hob & oven with extractor hood over, tiled splashbacks, plumbing & space for under-counter washing machine & tumble dryer, understairs storage cupboard. Window to rear aspect & patio door leading out to the rear garden.

#### Stairs to First Floor Landing:

3'11" x 7'2" (1.20 x 2.19)

Airing cupboard, separate storage cupboard, loft hatch. Door to bedroom & bathroom.

#### Bedroom:

14'4" x 10'4" (4.38 x 3.16)

A spacious room with fitted wardrobes, window to front aspect, radiator, power points, loft hatch.

#### Bathroom:

7'4" x 6'0" (2.24 x 1.83)

Window to rear aspect, panelled bath with shower over, wash hand basin, WC, extractor fan, vertical wall mounted radiator, additional radiator.

#### Outside:

19'0" x 13'9" (5.80 x 4.20)

To the rear - the garden is laid with decking and offers stunning forest views for miles, making it a perfect place to unwind!



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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. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

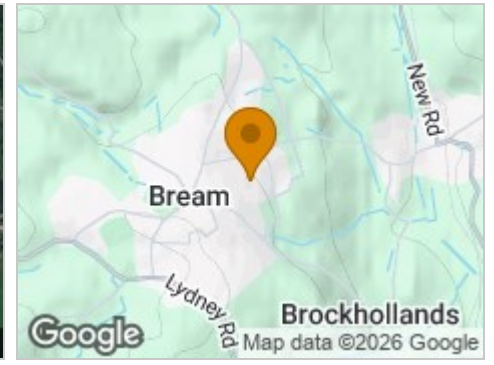
## Road Map



## Hybrid Map



## Terrain Map



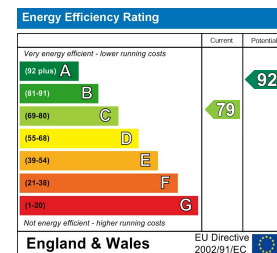
## Floor Plan



## 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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